

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Items for Deferral/Withdraw

### Item 1: 2015SP-062-002 – Brentwood Skyline

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**From:** Lacey Blair <lacey2450@aol.com>  
**Sent:** Wednesday, May 13, 2020 10:24 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Swope, Robert (Council Member) <Robert.Swope@nashville.gov>  
**Subject:** Brentwood Skyline Case 2015SP-062-002

Dear Metro Planning Commissioners:

Please see the attached letter regarding concerns with the pending rezoning of Case 2015SP-062-002, Brentwood Skyline.

Thank you,

Lacey Blair  
Lacey Patterson Blair  
615-881-0525  
[lacey2450@aol.com](mailto:lacey2450@aol.com)

**SEE ATTACHMENT ON FOLLOWING PAGE**

May 13, 2020

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

Dear Metro Planning Commission:

On May 14<sup>th</sup> the Planning Commission will hear a rezoning proposal for a new development, Brentwood Skyline. While we have no opposition to the development, we would like to express concerns regarding our property and the potential for further water damage due to water runoff.

My husband and I currently reside at 5645 Valley View Road. Over the last 12 months, we lost four large trees and experienced multiple basement flooding incidents as a result of new developments causing an ever-changing water table and excess water runoff.

Throughout our neighborhood, standing water has become an issue even when a small amount of rainfall occurs. This has cost my family thousands of dollars and the Brentwood Skyline development will certainly impact our property and the landscape of our neighborhood.

We kindly ask Lukens Engineering Consultants to consult further with property owners and the appropriate parties to ensure all water drainage issues will be mitigated throughout and following the construction process.

Thank you for your time and consideration.

Lacey Blair

5645 Valley View Road  
Brentwood, TN 37027  
615-881-0525  
[Lacey2450@aol.com](mailto:Lacey2450@aol.com)

cc Robert Swope  
Lukens Engineering Consultants

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**From:** Dawson Colvert <[dawson@dawsoncolvert.com](mailto:dawson@dawsoncolvert.com)>  
**Sent:** Wednesday, May 20, 2020 1:23 PM  
**To:** Lewis, Amelia (Planning) <[Amelia.Lewis@nashville.gov](mailto:Amelia.Lewis@nashville.gov)>  
**Subject:** Skyline development concerned about ground water flooding

Hello Amelia,

I am a resident of 205 Glenstone Circle Brentwood Tn .37027 which is makes me a resident of davidson county. We are concerned about water runoff from this development the skyline directly behind my house. I want to make it known to developer and governing bodies for approval, that our home flooded in the May 2010 flood as a result of water coming down the hill filling up aquafer or spring in hill. Water as cold as ice came up from our neighbors home foundation into ours. This caused extensive damage and wasnt covered under insurance costing a lot of money out of pocket to repair. Now it concerns me the development might be a good thing to help control the future runoff and properly divert it into storm drains or it could divert even more flow into the ground water shed and what if we get flooding in our homes each time it rains as a future result who would be liable to fix. Would our condos have to pay for a retainer wall be put in the back of our homes as we think the codes have changed since this condo was built in 1986. Who pays then to change this. I dont want to get flooded out of my home of 22 years. I feel this needs to further studied with a hyrological specialist to better understand at what depth this spring aquafer sets and how large of water volume can it belley before bursting up into fissours flooding our condos. Concerns i have and just dont want to be harmed for not speaking up. Thank you and i welcome you contact me with further instructions. Also might have some ideas to plant a row of cedar trees against fence line so we can look out back to green still year round.

Thanks

Dawson S. Colvert Jr.  
205 Glenstone Circle  
Brentwood Tn. 37027  
615-973-5374

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**From:** Thomas Hodges <[hodges.home@gmail.com](mailto:hodges.home@gmail.com)>  
**Sent:** Friday, May 22, 2020 3:09 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Cc:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Subject:** 2015SP-062-002

Good afternoon,

Please allow me to express my concerns and the concerns of my neighbors regarding the proposed construction in 2015SP-062-002.

My family and I live in a condo at 245 Glenstone Circle on the south side, down slope of this project (please reference attached map for clarity) and are worried about the impact on our property that this development will inevitably cause.

In addition to the issues with doubling traffic (on a steep road that becomes largely impassible with snow/ice) and diminished property values with this even-more-densely populated plan, our chief concern is the basic stability of the hill behind us -- the one on which the development is meant to crest. In 2015 the Brentwood Villa HOA (the condos I live in) and the management/owners of the Views of Brentwood (the apartment complex on the north side of the hill in question) fought this development since both the condos that back against this hill on the south and the apartment parking lot on the north experience land/rock slides. The hill is not inherently stable and construction will only make

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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things worse, especially in the short term as the property will necessarily be denuded of whatever vegetation is holding it together now.

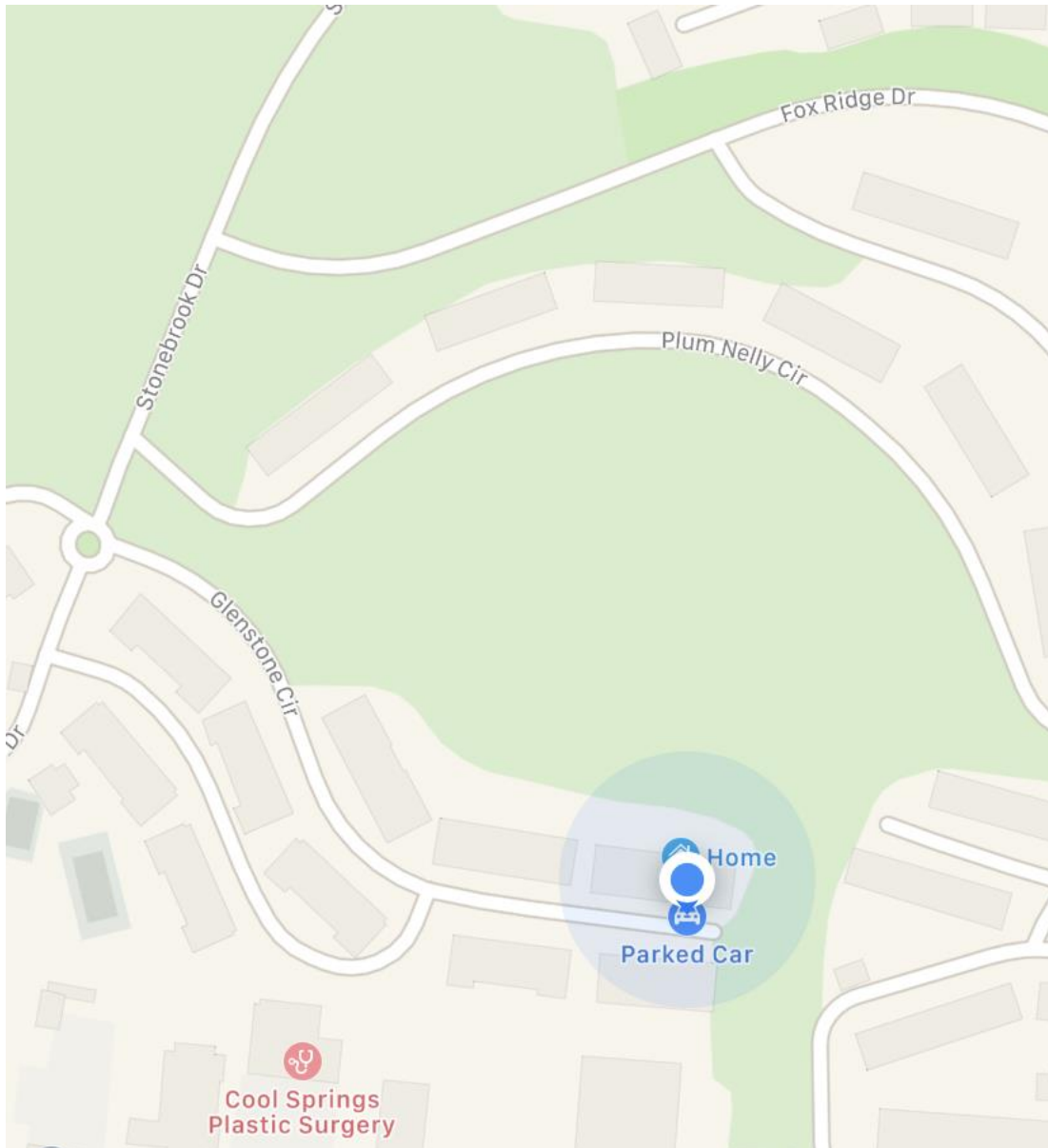
And, as we understood it, this all became a non-issue last time when the Fire Marshall's office rejected the proposed plan as the approach grade exceeded the maximum allowable for their fire trucks. Has the Fire Marshall's office changed their mind? The hill certainly hasn't changed... except for the rocks that we pick up in our back yard or jump the retaining wall and land in the apartment's parking lot.

(If I can find the photos of those rock and land slides before the hearing, I will forward them to you.)

Thank you for your time and attention,

Thomas Hodges

245 Glenstone Cir.



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## Item 2: 2019SP-009-001 – Charlotte Pike SP

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**From:** Mohamed M Rafi <mailrafisoon@yahoo.com>  
**Sent:** Monday, May 18, 2020 12:40 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** planning.staff@nashville.gov  
**Subject:** Case number 2019SP-009-001

Good Afternoon,

The Beazer home is building so many town home in the small place where there are so many individual houses are built. We oppose many times in different meetings.

Now they are trying to use the COVID-19 and trying to get it approved.

We believe that they can built some where else than here.

Thank you,  
Mohamed Rafi  
W Running Brook Road  
Nashville, TN 37209

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

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

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

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

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

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

Michelle Beatty-Eakin

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**From:** Ying Kenney <ying.kenney@yahoo.com>  
**Sent:** Monday, May 18, 2020 1:14 PM  
*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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

**Cc: planning.staff@nashville.gov**

**Subject: Case number: 2019SP-009-001 (Object it!)**

Dear Metro commissioners and staff:

The developer, Beazer has pursued it since 2019. Sheri Weiner from District 22 has held 3 local community meetings in 2019, last year, and **the decision is not moving forward for the development in our neighborhoods**. However we surprised to receive a rezoning notice a while ago. The developer didn't give up and ignored our local community and our former council woman, Sheri's decision but continued to submit the request to Metro zoning office. We view their behavior is very aggressive and uncaring! Do they just use the transition time between council members or the pandemic time to push through? It does not sit well for our local community! Please drop their request and not put their case in the Metro zoning meeting for 5/28 4PM. We view their request is invalid and violate our local community decision from last year.

Thank you so much for your attention! Contact me for any questions.

With Warmest Regards,

Ying Kenney

847.641.1288 (Cell)

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

7520 Oakhaven Trce

Nashville, TN 37209

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

**Sent: Monday, May 18, 2020 1:21 PM**

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

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

John Kenney

7529 Oakhaven Trace

Nashville TN 37209

May 15, 2020

Planning Commisioners

Councilwoman Gloria Hausser

RE: Sawyer Brown and Charlotte Pike Proposal by Beazer CASE 2019SP-009-001

Dear Commissioners:

I am a homeowner in the Oakhaven Trace Subdivision. For several years Beazer Corp has been attempting to develop land fronting on Charlotte Pike at the east intersection with Sawyer Brown Road. Councilwoman Sherri Wiener assisted the neighbors with opposition to this development before she left office. With the addition of a third lot on Sawyer Brown Beazer is now attempting to place 49 units on the property. For a number of reasons I would like to voice my strong opposition to this development which will place additional traffic burden on both Charlotte and Sawyer Brown.

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1. **1.** The Novel West Nashville development a mile away will encompass 436 units, so conservatively 800-1500 auto movements per day. Some traffic moving westbound turn at OHB and Charlotte Pike while others will likely continue to the western intersection of Charlotte Pike and Sawyer Brown to continue south on Sawyer Brown to go to Bellevue.
2. **2.** The Westchase Subdivision has several hundred homes with the only entrance and exit onto Charlotte Pike just west of the proposed development, again several hundred auto movements daily.
3. **3.** Sawyer Brown northbound is a very narrow 2 lane road towards Old Charlotte Pike. The angle of entry and foliage present make the exit from Sawyer Brown to Charlotte Pike VERY hazardous with current traffic. It is at approximately a forty degree angle to Charlotte. You must strain to look over your shoulder to make the left turn onto Charlotte or be sure you are clear of traffic heading westbound.
4. **4.** Traffic has been at 25-40% of normal since mid-March. Gower Elementary and Nashville International Academy are not in current session. Once the lockdown is gone and traffic back to normal the traffic from Novel West and about half of 730 BLVD West development (45 units) will be added. We have no way of knowing when the last traffic study was done, but if done since COVID, not really relevant, and with NOVEL and 730 BLVD on line an old study again not really relevant.
5. Housing values especially in the Oakhaven Subdivision will be negatively affected. Townhomes, unless in a price category comparable with our existing homes and in a low density configuration will not help our biggest investment but in fact diminish it greatly.

This is the fourth time Beazer has come back to develop this land. The previous three times they were shut down before the upcoming zoning hearing. The neighbors are highly opposed. A post made on Nextdoor garnered probably 40 responses from twenty different individuals in the span of 36 hours.

Councilwoman Gloria Hausser is well aware of our opposition and says she supports us. There is no reason given the attitude of the neighborhood that this even needs to take up Zoning Committee time.

Please feel free to contact me if you have any questions.

Sincerely,

John P. Kenney DDS, MS

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**From: Acosta, Lealani Mae <lealani.mae.acosta@vumc.org>**

**Sent: Monday, May 18, 2020 9:38 PM**

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

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

Dear Planning Commissioners,

As a homeowner (1441 W Running Brook Rd, Nashville, TN 37209) in the Westchase neighborhood in your council district, I am writing to OPPOSE development of Charlotte Pike Townhomes

Case number: 2019SP-009-001

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

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

Thank you for your consideration.

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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Sincerely,

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

Assistant Professor of Clinical Neurology

Vanderbilt University Medical Center

Department of Neurology

A-0118 Medical Center North

Nashville, TN 37212

Phone: 615-936-0060

Fax: 615-343-3946

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**From: Tom Qian <tomnqian@hotmail.com>**

**Sent: Monday, May 18, 2020 9:46 PM**

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

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

Dear Metro Zoning Commission:

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

Sincerely,

Concerned resident of Oak Haven Community

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

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

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

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

Dear Gloria, Planning Commissioners & Respective Staff,

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

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

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



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time. Are these developers exploiting the self-isolation protocol in hopes of garnering approval, in hopes of going unnoticed by the public eye?

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

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

### **1) Traffic:**

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

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

### **2) Construction**

Those living in close proximity to the proposed development (i.e. Oakhaven Trace & Westchase Condos) will have to deal with loud, mechanical noises due to construction, which will serve as a major disruption for months to come. This will undoubtedly displace wildlife, causing them to retreat further away from an area that has been preserved up until recently.

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

### **3) Crime:**

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

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

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

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

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

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

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

Sincerely,

Jaan Kristofer Kidd Cohan

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**From:** SIMON TRACE <strace@icloud.com>

**Sent:** Tuesday, May 19, 2020 7:55 AM

**To:** planning.staff@nashville.gov; Planning Commissioners <Planning.Commissioners@nashville.gov>; Gloria Hausser <gloriahausser22@gmail.com>

**Subject:** Case number2019SP-009-001.

I would like to oppose the rezoning of the above location due to the following reasons.

- The valuation of properties will decrease due to the increase in home density, population increase and added traffic.
- Charlotte Pike has not been developed to accommodate all the current traffic, it is used as a bypass when 40 is slow or blocked and the addition of more traffic would only cause additional stress.
- With additional traffic there is the chance of additional accidents causing issues for the current homeowners.
- There are multiple school zones near the proposed development and the school zones are already ignored by some, with more traffic and a slower flow there is even more chance of children being injured or killed.
- Additional wear and tear on the road resulting in additional wear and tear on vehicles.

This rezoning has been attempted in the past and failed, no additional precautions have been taken to address and as I understand an additional property has been added increasing the number of planned homes.

Thank you

Simon Trace

Woodland Forrest.

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

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

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

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

To Whom It May Concern:

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

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

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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

Thank you for your consideration.

**Nathan Moore**

Anthology Creative

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**From: Colleen G <kalina516@gmail.com>**

**Sent: Tuesday, May 19, 2020 8:58 AM**

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

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

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

- Charlotte Pike cannot handle additional traffic. It's extremely difficult to get onto Charlotte Pike now. Additional traffic will only increase that difficulty AND accidents.

- I own my own home. Adding this development will affect my house value.

- There is currently way too much developing in Nashville. There needs to be more oversight.

- This development has been turned down numerous times in the past. Why is it being secretly moved forward doing a pandemic of all times. Just wrong.

Thank you.

Colleen

... to God be the Glory!

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**From: Brooke Stillman <stillmanbl@alumni.lipscomb.edu>**

**Sent: Tuesday, May 19, 2020 9:21 AM**

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

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

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

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

Thank you for your concern!

Brooke Stillman

Vanderbilt University Medical Center

PharmD

cell 615.243.5577

office 615.322.2688

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**From: Christine Kelly <kristikelly@yahoo.com>**

**Sent: Tuesday, May 19, 2020 9:58 AM**

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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

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

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

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**From: Paul Stinson <ptstinso@bellsouth.net>**

**Sent: Tuesday, May 19, 2020 12:11 PM**

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

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

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

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

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

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

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

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

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traffic measurements made during peak travel times (i.e., rush hour and during the school year at drop-off and pickup times.

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

Paul Stinson  
7520 Oak Haven Trace  
Nashville, TN 37209-5190

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

**Sent:** Tuesday, May 19, 2020 2:09 PM

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

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

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

Ref: Case No. 2019AP-009-001

I oppose the zoning change request (Case #2019SP-009-001) from R15, R40 to SP on Charlotte Pike. The zoning change and proposed development of property will result in a significant increase of traffic on a section of Charlotte Pike that already bears too many vehicles in an established single family residential neighborhood of Bellevue. In addition, the beauty and essence of our established neighborhood will be forever marred with 49 zero-lot-line buildings crammed onto limited acreage.

At the first community meeting on December 14, 2018, we heard the zone request proposal for the development of three properties. The residents in attendance expressed concern and outrage over the increase in traffic and car accidents as well as the devaluing of our homes, caused by the proliferation of apartments and excessive build of townhouses and multi-family units in and around our neighborhood subdivision.

At a community meeting on February 25, 2019, the Beazer project manager stated, "We don't see the need to build homes." We were told, "the topography in Bellevue is too hilly and rocky to build single family homes." When asked if the homes would be owned, leased, or become short-term rental properties, we were told "that would be left to the home owner." When concerns about the effect of blasting and construction trucks blocking the already clogged Charlotte Pike were voiced, our concerns were ignored.

At a community meeting on May 29, 2019, the Beazer representative told us no turn lane was planned for Charlotte Pike. When asked about street studies we were told "street studies are for 75 houses or more." A traffic study was discussed and allegedly held, but the results were not provided to the community.

I am disappointed that Beazer has now elected to place this zoning change before Metro Government at a time when attendance at public meetings, such as zoning hearings, is constrained and health risks to older residents are very real. It seems that Beazer is deliberately trying to avoid public discussion of this zoning change that involves residents in the affected area. We should be given the ability to attend the meeting and express our concerns in person. The Planning Commission should not let this happen.

Regarding traffic considerations, the intersection of Charlotte Pike and Old Hickory Boulevard is busy and accidents frequently occur. Police and ambulance sirens can be heard throughout the day and night. Our section of Charlotte Pike is a two-lane road with no turn lane or traffic control lights between Sawyer Brown Road (south of Charlotte Pike) and Old Hickory Blvd. It is a main thoroughfare for rush hour traffic, and traffic is increased by parents bringing children to and collecting them from Gower Elementary during the school year. Accessing Charlotte Pike from the Westfield

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subdivision, Traemore Village, Oak Haven Trace and homes along Sawyer Brown Road north of Charlotte Pike is already extremely difficult. The addition of 49 additional homes by the proposed Beazer development will significantly worsen this existing problem.

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

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

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

Sincerely,

Judy Perkins Stinson

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**From: Cynthia Haralson <cynthia\_haralson@yahoo.com>**

**Sent: Tuesday, May 19, 2020 2:51 PM**

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

To Whom It May Concern:

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

Thank you,

Cynthia Haralson

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

**Sent: Tuesday, May 19, 2020 2:56 PM**

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

**Cc: planning.staff@nashville.gov**

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

Hello,

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

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Thanks

Rakesh

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**From:** Harold Shannon <haroldandvern@yahoo.com>

**Sent:** Tuesday, May 19, 2020 3:13 PM

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

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

Hello,

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

Thanks,

"Verneida" Shannon

Product Analyst

Quality Measurement and Regulatory Reporting

615-344-6263

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**From:** peter thurmond <peterthurmond1964@gmail.com>

**Sent:** Tuesday, May 19, 2020 7:50 PM

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

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

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

Peter Thurmond

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**From:** Patricia Bluestone <pwbluestone@gmail.com>

**Sent:** Tuesday, May 19, 2020 7:51 PM

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

**Subject:** Resining of Sawyer Brown/Charlotte Pk

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

Thank you,

Patricia Bluestone

528 Cedar Forest Ct

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37221

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**From:** Jacob Carden <jakecarden@hotmail.com>  
**Sent:** Wednesday, May 20, 2020 7:49 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019SP-009-001

To whom it may concern:

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

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

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

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

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

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

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

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**From:** Monica St. John <monicas1621@hotmail.com>  
**Sent:** Wednesday, May 20, 2020 10:30 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; planning.staff@nashville.gov  
**Cc:** Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>  
**Subject:** 2019SP-009-001

Hello Everyone,

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

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

Thank you,

Monica St. John

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**From:** Lindy Gill <jmgill@storyconstructionllc.com>  
**Sent:** Wednesday, May 20, 2020 10:44 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019Sp-009-001

*Item 2: 2019SP-009-001 – Charlotte Pike SP*



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

Lindy Gill

(615)788-1121

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**From: Matt Case <mattcaseinc@gmail.com>**

**Sent: Wednesday, May 20, 2020 10:57 AM**

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

**Cc: planning.staff@nashville.gov; Leah Potter <leah.a.potter@gmail.com>**

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

Dear Planning Committee and Staff -

My name is Matt Case and our family and neighborhood (Charlotte Pike and Sawyer Brown) is adamantly opposed to the rezoning and development that Beezer desires here. Our neighborhood social media (Nextdoor and Facebook) pages are blowing up about it.

This area of Charlotte Pike currently cannot handle the amount of traffic. It's already difficult to get onto the highway when normal traffic patterns are in effect. This development would also adversely affect single family home values. Please help protect our single family house landscape without inserting even more multi family housing into our neighborhood.

Moreover, we've already tried opposing the Beezer agenda three times (en masse). We'd hoped that we had made ourselves abundantly clear about our position. But since we have not been fully heard yet, we will continue to raise our concerns until Beezer moves on to a different location that has a better solution.

Thank you very much for your time and consideration.

Matt Case

520 Wheatfield Way

Nashville, TN 37209

615.400.1328 c

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

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

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

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

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

Hello,

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

Beside the huge loss of the natural beauty and wildlife to multi-family units, the traffic has also increased. The old Sawyer Brown Road has already seen an increase of traffic using it as a cut through road. People will speed down the curvy road with no regard to other cars, paying no care to the narrow road, or to people walking on it. If units are built on the corner of it and Charlotte, the traffic on the already very narrow road will increase. The traffic on Charlotte near

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that intersection (Charlotte and Old Hickory) back up in the mornings due to the school traffic, traffic merging on the interstate, and general commute traffic. If these units are added, it will make it near impossible to turn onto Charlotte from Sawyer Brown. It is already difficult as is. The visibility is also a bit poor at that location.

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

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

Thank you for your time and consideration,

Rachael Moore

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

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

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

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

I am opposed to the rezoning that allows for the change in the zoning code that would allow any huge construction development that nearby property owners are opposed. People make property purchases based on existing codes that protect the property in question. They sometimes spend great amounts of money adding to their homes. It is unjust for the government to change those codes that were in existence when the owners purchased the property. The owners have a right to expect the Metro Government to honor those codes that protect their property rights. The codes were written for a purpose. Those purposes are still relevant and needed. A change in zoning can devalue their property.

Barbara Jagers

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**From: Jamey LaVon Bowen <jlb21bowen@gmail.com>**

**Sent: Wednesday, May 20, 2020 5:06 PM**

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

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

Dear Commissioners,

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

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

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4) With the construction going on in this area it will harm the wildlife in the area. They are being run out by developments.

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

Thank you,

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

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

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

L. Stans  
37221

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

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

Shawn

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

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

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

Shawn Cothran

Vice President - Woodland Forest HOA

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**From:** Chris Armstrong <gcarmsng@yahoo.com>

**Sent:** Monday, May 25, 2020 8:06 AM

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

**Subject:** Zoning Case Number 2019SP-009-001 - Citizen Comments

Good Morning,

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

Any questions, please feel free to contact us.

Regards,

Chris and Stephanie Armstrong

736 Woodland Way

Nashville, TN 37209

615-479-4696

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

Commissioners,

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

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

1. Charlotte Pike is a two-lane state-maintained road. There appear to be no plans by the State of Tennessee Department of Transportation to widen or make other improvements to this section of Charlotte Pike to allow for additional traffic from a higher density residential area. The TDOT Strategic Plan for road work through 2021 available on the TDOT website does not reference any planned work for Charlotte Pike in the section from Old Hickory Boulevard out to McCrory Lane. This project is also bounded by River Road which is a city maintained residential road which does not have the size to handle additional traffic. Planning provides for a four-lane road on Charlotte Pike but the road in this area is two lanes.

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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2. A Four-Way signaled intersection exists at Sawyer Brown and Charlotte Pike. West bound traffic during peak hours backs up to the East toward the properties in this proposed rezoning. These properties are bracketed by turn lanes for already established neighborhoods on Charlotte Pike. Ingress/Egress would be impeded into the proposed area leading to additional congestion and traffic concerns.
3. There is a small bridge on Charlotte Pike between the entrances of Western Hills Church of Christ and Woodland Forrest. This bridge spans Overall Creek and the feeder creek to that creek. This bridge was flooded during the 2010 floods and there is no record of the bridge being inspected for damage. Additional traffic could present a safety issue with this bridge.
4. Additional construction traffic will impact the condition and life of the Charlotte Pike Roadway. No planning or appropriation is in place to repair the roadway.
5. This stretch of Charlotte Pike is a well known and well-used alternative to I-40 East and West bound when I-40 is either heavily congested or impacted by short-term closure due to weather and accidents.
6. Gower Elementary School is located on Old Hickory Boulevard at Charlotte Pike. This school zone has seen a significant increase in traffic due to the growth of apartments to the south and condominiums to the north of that intersection. Additional density with the associated traffic using Old Hickory to access I-40 does not improve the safety or accessibility for Gower.
7. I am not going to join the hyperbole of how this development could or could not impact my property values in Woodland Forest. My concern is this project with 49 units in the SP zoning would be the style of construction colloquially referred to in Nashville as “Tall and Skinny’s”. This style of build would be completely out of character to the neighborhoods located in this area. Condominiums in the West Hills and Traemore developments are three or four-sided brick construction no higher than two levels and blend into the existing area. Three plus level all Masonite siding properties are not the normal building style in this part of Nashville. The Major Collector and Street Plan for Metro Nashville for this stretch of Charlotte Pike references the acceptable style of homes as being mostly single-family homes to mixed housing with flats and townhouses.
8. I have not seen any plans by the Developer for this proposed 49-unit development. Plans for Stormwater abatement and protection, protection of greenspace, sidewalks, ingress/egress, and protection of tree canopy can’t be addressed since this information is not available. Referencing the Major Collector and Street Plan for Metro Nashville, this stretch of Charlotte Pike is designated as “Scenic” and as such, “Scenic roads call for preservation or enhancement of existing natural areas within easements on private property adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.” See Addendum One to this letter.
9. My final point is my opinion that adding 49 more residential units into our area that is already underserved for fire, police, and public works is not a sound decision. Fire and EMS are three to seven miles away from this property. The nearest MNPd police precinct is located at Charlotte Ave. and White Bridge Road. Crime rates are up in our area. Metropolitan Nashville and Davidson County is in a budget crisis that makes gaining additional services and support problematic at best. While these impacts may not be appropriate in the strict sense of property planning, I would ask you to consider how the livability of these units would be impacted by those resource constraints.

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

Appendix One

*Item 2: 2019SP-009-001 – Charlotte Pike SP*

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Metropolitan Nashville Davidson County

Major Collector and Street Plan

Current Designation for Charlotte Pike in area of development:

T3-R-AB4-S

Definitions directly from Plan document.

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

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

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

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

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## Item 4: 2020SP-015-001 – Hamilton SP

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

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

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

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

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

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

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

Thank you.

Anthony Harding

## Item 11: 2020S-054-001 – 408 Farris

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**From:** JUDY SHARP <[judysharp@bellsouth.net](mailto:judysharp@bellsouth.net)>

**Sent:** Tuesday, February 11, 2020 9:42 PM

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

**Cc:** lynnKayla10@icloud.com; Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>

**Subject:** Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Case Number: 2020S-054-001 (408 FARRIS – FOUR LOT)

Judy Sharp

406 Farris Ave

Madison, TN 37115

Concern for 408 Farris Avenue, Madison property:

February 10, 2020

This letter is in reference to the property at 408 Farris Avenue, Madison, TN 37115. I live in the house next door. I have serious concerns about the four lots proposed for this site. The houses are going to change the landscape of the community in their cramped appearance. I am concerned that this type of planned construction could pose a fire-hazard to surround property, including my home. The homes are currently well-spaced; however, with new construction proposed, assurances can not be made that a fire can be contained to this singular property with 4 structures.

*Item 4: 2020SP-015-001 – Hamilton SP*

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I am also concerned about the landscape. We have a minor problem with water drainage during a heavy rainfall. We are not in a flood zone area, but we experience a great deal of running water during some rainfalls. Most of the water is in our back yard and driveway. If the contractor who is unfamiliar with the terrain of the area, constructing 4 buildings at 408 Farris Ave could increase the standing water in our yard during a rainfall as there is less open land to absorb the water. This could lead to flooding in lower floors of our homes as we have seen across Nashville in recent years with new construction. If the 408 Farris Avenue land is built up, then my property will flood, because there is nowhere the water can flow.

Lastly, but not least, this community is quiet and family oriented. This is not a community that is primed for short term rentals. Everyone around this property owns their homes and reside in their homes. In recent years, split lots have been favored for short term rental construction leading to increased noise, trash, traffic and even crime. This is a concern as there are young families who have moved to our street within the last five years.

Although, we are opposed to 4 structures on the lot at 408 Farris Ave, we want to make clear, that we are not opposed to one or two single family houses on the lot at 408 Farris Ave. We just want to be assured that the plan is sensible and works for everyone who lives and congregates on Farris Ave.

Thank you for your time and consideration towards this matter.

Judy Sharp

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

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

**Sent:** Tue, Mar 3, 2020 at 12:02 PM

**Subject:** Case # 2020S-054-001

We as a property owner, Do not want this lot divided into 4 lots to make our neighbor hood look bad, with 4 little houses with all our large lots as it has been for years..why do you approve all the little skinny lots

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**From:** Randy Moore <[rmoore@ragansmith.com](mailto:rmoore@ragansmith.com)>

**Sent:** Monday, March 23, 2020 10:59 AM

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

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

**Subject:** 408 Farris Case #2020S 054 001

Please see attached letter of concern for 408 Farris Road Madison, TN.

Cell is (615) 268-3778

Thanks

**Randy Moore**

*Senior Designer*

**Ragan · Smith Associates, Inc.**

315 Woodland Street, Nashville, TN 37206

615.244.8591 | [ragansmith.com](http://ragansmith.com)

**SEE ATTACHMENT ON FOLLOWING PAGE**



March 12, 2020

Planning Commissioners

**RE: CASE #2020S-054-001 (408 FARRIS – FOUR LOT SUBDIVIDE)**

To Whom It May Concern:

I am sending this letter to voice opposition to the proposed creation of 4 lots from the existing .98 acres at 408 Farris Road. Although this property is not adjacent to me, I believe it will have a negative impact on the existing area infrastructure, which is already stressed with traffic and run-off water from rainfall. To allow this subdivide will also set a precedence for wholesale similar development. Residents living in this area are the owners of their properties and did not make the investment in their homes to have it devalued by what will be most likely rental properties created by developers who have no connection to the area, and are merely developing for profit. The Randy Road residents (listed below) and I would be opposed to any subdivide of existing lots in this area.

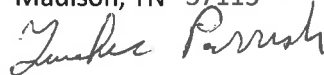
Thank you for your time on this matter.

Sincerely,

Randy Moore  
208 Randy Road  
Madison, TN 37115



Tucker Parish  
209 Randy Road  
Madison, TN 37115



Don Ball  
205 Randy Road  
Madison, TN 37115



Deana Stilwell  
212 Randy Road  
Madison, TN 37115



# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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**From:** Grant Hartford <hartfordgrant@gmail.com>  
**Sent:** Tuesday, April 21, 2020 11:37 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 408 Farris Development

Commissioners,

I live across the street from this property. It is a truly depressing site as it stands. On the one hand I would love to see something done with this eye sore. On the other hand I believe four 50' wide lots would be an equivalently gaudy site.

The best case would have been to save this home. However since its sale it has been looted for scrap and vandalized. It remains a vacant building now; exposed to the elements due to nearly every window being shattered and yet still has people coming and going for whatever reason. I am eager to see it put to proper use regardless of the final count.

While I would love to see it rebuilt I imagine that SPLS and NBG stand to gain a much greater profit by subdividing this property against their \$165,000 stake.

The community clearly disapproves of the proposal. While there isn't a strong "brand" for the architecture of the entirety of the street this is what could be considered its core. A pocket of 1960s large brick ranch homes setback on large lots with front yards. A cluster of four plywood condos with front yard parking lots would be quite out of place.

My wish is that the Nashville Building Group would consider:

- full renovation of the current single family home
- fewer units with more spacing
- that just down the street at 1004 E Old Hickory Blvd buildings exactly like this have sat empty for years
- rear of building parking
- brick construction to match surrounding homes

I fear there are no legitimate claims to block this proposal except for emotional plea from the surrounding community. But I am hopeful that to a local Building Company this will mean something against the lure of quick profit.

Thank you for your time,

Grant Hartford

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**From:** Kayla Bradley <lynnkayla10@icloud.com>  
**Sent:** Tuesday, April 21, 2020 2:37 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 408 Farris Ave

I have lived in adjacent to 408 Farris ave for 49 years as a home owner I am concerned for many reasons one being since 408 Farris was purchased there has been no up keep, with eye sores and still water and absolutely no care for current property being shown yields poor faith for better changes to be made and cause me to oppose this immense change for our community for various property rights and management reasons as well as a huge health concern for my family

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Item 14a: 2020Z-008PR-001 – Gifford Place (Various Properties)

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**From:** Jim Midgett <jcmidgett@hotmail.com>

**Sent:** Wednesday, April 8, 2020 8:31 PM

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

**Subject:** Opposition to Items on April 9, 2020 Metropolitan Planning Commission agenda, page 15, Item #31, 2020Z-007PR-001; Item #32a, 2020Z-008PR-001, (associated with case 61-77P-004; Item #32b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #33a, 2020Z

Planning Commissioners:

RE: Opposition to Items on April 9, 2020 Metropolitan Planning Commission agenda, page 15, Item #31, 2020Z-007PR-001; Item #32a, 2020Z-008PR-001, (associated with case 61-77P-004; Item #32b, 61-77P-004, (associated with case 2020Z-008PR-001); Item #33a, 2020Z-009PR-001, (associated with case 88P-029-001); and page 16, Item #33b 88P-029-001, (associated with case 2020Z-009PR-001), all concerning the Joelton community

The following comments are respectfully submitted in view of the fact that, as I understand it, the above-referenced matters have been placed on the April 9, 2020 Metropolitan Planning Commission agenda for a meeting to be held via teleconference, at which members of the public are prohibited from physically attending and commenting, as a result of the mandatory COVID-19 remain at home orders which have been put in place by federal, state, and local authorities in an effort to attempt to control this deadly world-wide pandemic, and when all but absolutely essential, critical matters have been suspended.

The community plan for Joelton explains its role in Davidson County as a whole. It is the guiding policy for making sound development decisions affecting the Joelton community. The plan states that a rural development pattern in rugged terrain has defined Joelton's character for many decades, and it declares that retaining Joelton's small commercial center and its rural character are critical parts of its plan. It further states that Joelton's role in the county and region revolves around its rural character, farm land, environmental treasures, forests, streams, rolling hills, and wildlife habitat.

Joelton's community plan takes note of the fact that Joelton is a predominantly rural community offering residents quiet homes with ample access to open space, and that residential land is overwhelmingly single family detached. The plan also recognizes that Joelton has many sensitive natural features that can be disturbed or destroyed by development.

That is the essence of the approved community plan and the policy guidance for Joelton. Compare that to the reality of the recent flurry of coordinated, simultaneous rezoning proposals to change one and two family R-40, one acre lots and specific plans to blanket, mixed use neighborhood-alternative, MUN-A, zoning. As I understand it, the proposed MUN-A zoning requests, taken together, would permit literally hundreds or thousands of multi-family units, up to three stories tall, mixed with commercial, over more than 100 acres, extending from basically the interstate interchange to approximately a mile away, including all three rezoning requests, and not counting the Falls and Knipfer projects in Joelton.

On just one of these rezoning proposals, the Planning Commission's staff's report contains an estimate of a maximum traffic increase of more than 56,000 daily trips during the week, and it states that a traffic study may be requested at the time of development. The school board report states that, "given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature".

Respectfully, as a life-long Joelton resident, that does not sound rural to me, under any reasonable definition of that word. These multiple simultaneous rezoning proposals would set a bad precedent indeed, and would seriously call into

*Item 14a: 2020Z-008PR-001 – Gifford Place (Various Properties)*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

question the actual commitment to the overarching policy and concept that was adopted after much community input and involvement over many years. They would, in my opinion, irrevocably damage the integrity of the rural character and environment of the Joelton community, by which is has been defined throughout its history.

Joelton is a community that has had to fight many battles over the years to maintain its historic rural character against efforts to impose excessive density by trying to get everything quickly scheduled, voted upon, and approved as a done deal, and we have become all too familiar with the pattern. It usually is initiated without holding prior community meetings, and depends upon keeping notices to the bare required minimum. Proponents try to keep Joelton residents, who have their rural lifestyle at stake, instead of extra profit, from finding out in time to try to defend themselves from the next proposed onslaught of development, construction, traffic congestion, crime, and countless more piles of roadside trash.

The zone change requests in question appear to be just the latest of the repeated attempts to either change rural policy to suburban, as was attempted last year, or to pursue various other ploys, always in an effort to push for greater densities that will benefit a few at the expense of many, and of the overall long-term integrity of this rural community. This sweeping blanket rezoning approach to planning Joelton's future is the very antithesis of good planning, and strikes me as being somewhat akin to trying to perform delicate surgery with a machete. Whenever we see this approach being taken, we always know, from long, hard experience, that an obviously good plan would not have to be presented and pursued in this manner. In this case, without a plan even being presented, the cart appears to have definitely been placed squarely in front of the horse, in my opinion.

People who choose to live in Joelton's rural environment know that a mere road frontage façade, that only attempts to appear to be rural in character, is not what a good faith reading of the community plan for Joelton envisions. It is instead just a cynical effort to change forever the community's historic character, and it is not what people who choose to live in Joelton want, by and large. Even if MUN-A is technically permitted in a T-2 policy community, that does not mean it is actually compatible with, nor as appropriate as existing, less intensive zoning.

The proposed blanket rezoning to MUN-A, on this scale in a rural community that has steadfastly fought to remain rural in fact, should not be attempted without the full support of the overwhelming majority of the community's residents, which it clearly does not have. It should also clearly represent a compatible enhancement of the entire existing community, and be accompanied by a clear plan that everyone can see and form an opinion upon. It should not be initiated, nor pursued without an appropriate study of this unique asset in our county, and without any plan whatsoever even being proposed that would justify or require a zone change. nor without all appropriate, required, supporting infrastructure being fully funded and firmly in place. None of the above criteria are met in this case, in my opinion. For these reasons, and many more, I oppose the above-referenced zone change requests, as do many hundreds of my fellow Joelton residents.

Please vote against these ill-advised zone change proposals. Thank you for your consideration of these comments

Respectfully submitted

Jim Midgett

[jcmidgett@hotmail.com](mailto:jcmidgett@hotmail.com)

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Item 17: 2020Z-071PR-001 – Old Hickory Blvd.

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

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

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

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

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

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

Hello,

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

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

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

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

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

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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

And - we already have significant crime.

Please do not approve this rezone.

Regards,

The Botteicher family and residents of Summit at the Woodlands.

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

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

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

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

I am a resident of Woodlands address 5940 woodlands ave

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

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

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

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

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

And - we already have significant crime.

Please do not approve this rezone.

Regards,

- Mitch Sallee

Cell: 479-353-1884

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

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

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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

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

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

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

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

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

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

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

And - we already have significant crime.

Please do not approve this rezone.

Regards,

---

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

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

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

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

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

Re: #2020z-071PR-001

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

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

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

Respectfully,

John Atkinson

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

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

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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

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

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

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

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

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

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

Thank you,  
Abbie Parker  
(309) 370-7884

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

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

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

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

Subject: Case #2020z-071PR-001

Case #2020z-071PR-001

Hi,

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

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

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

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*



# Comments on May 28, 2020 MPC Agenda Items

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

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

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

Respectfully,

Patrick Sweeney

---

**From:** Jenna Rolley <[jennamrolley@gmail.com](mailto:jennamrolley@gmail.com)>

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

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

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

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

To whom it may concern,

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

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

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

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

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

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

And - we already have significant crime.

Please do not approve this rezone.

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

Regards,

Jenna and Andrew Rolley

Jenna Rolley

Affiliate Broker

Synergy Realty Network, LLC

615-573-8779

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

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

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

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

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

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

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

I live at 5873 Woodlands Avenue Nashville Tennessee 37211.

Thank you for taking my comments into consideration.

Sincerely,

Robert Wynkoop

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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**From:** Jeff Harjo <jeffh@jeffharjo.com>

**Sent:** Tuesday, May 26, 2020 12:25 PM

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

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

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

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

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

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

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

Here are our personal reasons for opposing:

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

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

Thank you for your consideration,

*Item 17: 2020Z-071PR-001 – Old Hickory Blvd.*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

Jeff and Shari Harjo

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**From: Phillip Bennett <philberto7@yahoo.com>**

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

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

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

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

Case 2020Z-071PR-001

Map 161, Parcel(s) 090

Subarea 12, Southeast (2004)

Council District 04 (Robert Swope)

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

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

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

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

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

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

Respectfully,

Phillip & Judy Bennett

5849 Woodlands Avenue

Nashville, TN 37211

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Item 26. 308-84P-001 ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION)

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**From:** Alisa Walling <awalling908@gmail.com>

**Sent:** Tuesday, May 26, 2020 10:25 AM

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

**Subject:** 308-84P-001 Robin Hood Condominiums Phase 2

I am the owner of 410 Lanier Drive. Lanier Drive is a quiet, nice road consisting of affordable single family homes. Many families have been there for a very long time. I would like to understand the following:

- If the PUD is removed, what are the developer's intentions with the property?
- What would hold the developer to doing what they are stating for this case given the PUD and all oversight would be removed?
- How can we as residents be assured this will enhance the Madison area for single families rather than bringing an undesirable element in?
- What is the developer willing to do for those of us with adjoining properties to ensure our values stay up and quality of life on Lanier improves or at least remains the same and does not go down? (ie. build an attractive, well landscaped noise reducing fence/barrier between their property and ours that would also eliminate foot traffic between the properties to ensure safety, etc.)

Thank you,

Alisa Walling

---

**From:** C D WILLIAMS <chiefswill@bellsouth.net>

**Sent:** Tuesday, May 26, 2020 8:30 PM

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

**Subject:** Planning Commission case 308-84P-001

We own a Condo in the Robinhood Condominium complex adjacent to the property in the above case number. We are requesting that it not to be on the consent agenda scheduled for 5/28/20. It is vital to our properties to know the detailed plans for this property. We would like to have a public hearing to discuss this matter.

Thanks

Carla Williams

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

Letter Received 5/26/2020

5/25/20

METRO Planning Commission  
800 Second Ave South  
P.O. Box 196300  
Nashville, TN 37219-6300

To whom it may concern:

I Request that Case 308-84P-001,  
Robin Hill Condominiums Phase 2, MAP  
043-13-0-4 Parcel 0089-142, 901  
Subarea 04, Madison (2009) which is set  
to be heard on May 28, 2020 be  
removed from the Consent Agenda.

I would like to attend a public  
hearing in order to understand  
exactly what is going on.

Thank You  
Nancy Stein  
Owner Robin Hood  
Condo # 3-8

Nancy Stein  
323 Forest Park Rd  
# 3-8  
Madison, TN 37115

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Item 30: 2001UD-002-011 – 1601 Broadway

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**From:** Hayes, Roseanne (Council Office) <roseanne.hayes@nashville.gov>

**Sent:** Tuesday, May 26, 2020 8:29 PM

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

**Cc:** Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Syracuse, Jeff (Council Member) <Jeff.Syracuse@nashville.gov>

**Subject:** Letter to Planning Commission-Music Row UDO

This communication is being sent at the request of Councilmember Jeff Syracuse.

Roseanne Hayes-Shacklett, Chief of Staff

Vice Mayor/Metro Council Office

**One Public Square, Suite 204**

**Nashville, TN 37201**

Nashville, TN 37201

Office: 615.880.3350

Cell: 615.305.4330

**SEE ATTACHMENT ON FOLLOWING PAGE**



## METROPOLITAN COUNCIL

Member of Metro Council

**JEFF SYRACUSE**  
**Metro Council Member, District 15**  
**222 Graeme Drive • Nashville, TN 37214**  
**615-886-9906**

May 26, 2020

Mr. Greg Adkins, Chairman and Members  
of the Metro Planning Commission  
Howard Office Building  
Sonny West Conference Center  
Nashville, TN 37210

Dear Chairman Adkins and Members:

Thank you for your service to Nashville, especially as we navigate the disruption to the normal public hearing processes. I applaud Planning staff for their efforts to manage as open, effective and efficient of a process as possible during these times.

At the very least, a proposal of this nature should be deferred until such time there is a full ability to bring stakeholders together. As President Pro Tem of Metro Council, at the request of Vice Mayor Shulman, I led a subcommittee to help us define “essential vs non-essential” legislation. While I fully support keeping Metro government processes moving forward as much as possible that supports our continued economic vitality, the level of controversy with this proposal demands it be deferred. If the developer needs to push forward with this project, they should alter their design and do so without this UDO modification. If the developer cannot make their numbers work without this modification, then the plan should be scrapped. I suspect this is the reason for the UDO modification request via the Planning Commission rather than going through the Board of Zoning Appeals as this modification is clearly not because of a financial hardship, which pursuant to BZA guidelines, cannot be a determining factor for request of a variance. An Urban Design Overlay is a guiding document for a broad area and one amendment should not be warranted to facilitate the development of a single project.

I am vehemently opposed to this modification request of the Music Row UDO.

1. Once again, we would be sacrificing a piece of Nashville’s very soul for the construction of another general mixed-use building in the Music Row area. The Orbison building stands as a testament to the legacy of Roy Orbison, his music and has supported numerous music related businesses over the years at tenants. Allowing the proposed



structure as modified will both figuratively and literally overshadow the Orbison building. The goal of the Music Row Vision Plan was to adopt policies that helps us retain and attract music businesses to Music Row. This UDO modification does exactly the opposite.

2. The Orbison building is historic in its own right. The intensity of the proposed development does nothing to take into account any sensitivity as to the importance of preserving and protecting a building that is an adaptive reuse success story and has allowed tenants in the music industry to successfully operate there. The design of the proposed development next door should not be seeking modifications to maximize space and profit, rather, it should be built to complement and augment the historic nature of the building next door. This is a disrespectful design. I find it a very sad irony that one notable local architect firm (Smith Gee) has designed a building that will put stone blocks inches from where another notable local architect company leases (Moody Nolan). This is an unconscionable act of disrespect from one firm to another that should be working together towards improving Nashville's skyline and built environment, not creating the conditions that would make Moody Nolan ultimately unable to continue successfully working there.

Please defer this until a full discussion amongst all stakeholders can be held successfully and fully transparent. Please also encourage the applicant to go back and work their design in partnership with the Orbison family and representatives that will create a successful development that shows respect and recognition of a neighboring building that has been readapted that is now a fundamental aspect of us as Music City.

Best Regards,



Jeff Syracuse  
Metro Council Member, 15<sup>th</sup> District

JS/rh

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

Support

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**From:** Greg Coleman <gcoleman@southeastventure.com>  
**Sent:** Monday, May 18, 2020 11:12 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Case # 2001UD-002-011 Support Letter - 1601 Broadway UDO Modification

Greg Coleman, CCIM

Commerical Real Estate Services

[gcoleman@southeastventure.com](mailto:gcoleman@southeastventure.com)

O 615.250.6370 / M 615.498.7554

4030 Armory Oaks Dr., Nashville, TN 37204 southeastventure.com

**SEE ATTACHMENTS ON FOLLOWING PAGE**

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**From:** Panther, Todd <TPanther@srvhlaw.com>  
**Sent:** Friday, May 22, 2020 12:15 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>; Hammer, Eric (Planning) <Eric.Hammer@nashville.gov>  
**Subject:** Case No. 2001UD-002-011 (1601-1607 Broadway); Opposition Statement/Exhibits by Orbison

Dear Members of the Planning Commission

I have the pleasure to represent Broadway Properties, LLC (a company affiliated with the Roy Orbison Family Trust that was established by the late Roy Orbison) which owns The Orbison Building located at 1625 Broadway and immediately adjacent to the above-referenced proposed development. Orbison strongly opposes the proposed development and asks you to deny the developer's application for the reasons detailed in the materials available by the following below link:

<https://srvhlaw.box.com/s/jr63ql84gsy0fpphdj9gg9l8p3cs4wdb>

Thank you for your consideration.

Todd E. Panther

[tpanther@srvhlaw.com](mailto:tpanther@srvhlaw.com)

Direct: (615) 742-4594 Main: (615) 742-4200

May 18<sup>th</sup>, 2020

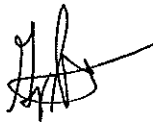
Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206

RE: **Case #2001UD-002-011**  
**1601 Broadway UDO Modification**

Dear Planning Commissioner,

Thank you for your service on the Nashville Metro Planning Commission. I wanted to inform you of my full support for the UDO modification request that you are considering. This project will add vibrancy to the neighborhood and will be an asset to the West End/Music Row communities. I humbly, appreciate your support of the Planning Staff's approval recommendation for this request.

Thank you very much,



*Greg Coleman*  
214 Heady Drive, Nashville TN

cc: Freddie O'Connell, Metro Councilman

BLACKBIRD CAPITAL, LLC  
1701 WEST END AVENUE, SUITE 400  
NASHVILLE, TENNESSEE 37203

VIA U.S. MAIL & EMAIL

December 4, 2019

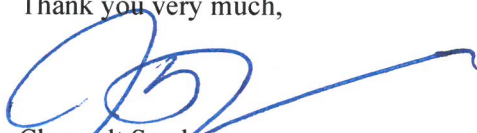
Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206  
Planning.commissioners@nashville.gov

**RE: Case #2001UD-002-011  
1600 Broadway UDO Modification**

Dear Planning Commissioner:

Thank you for your service on this important commission. As a neighboring property owner, I wanted to let you know that I am in full support of the UDO modification request referenced above that you are considering. In my view, this project will add a vibrancy and much needed residential density to the neighborhood. We need more residential and retail assets in our mixed-use community within the Music Row/Midtown area. I appreciate your support of the Planning Staff's approval recommendation for this request.

Thank you very much,



Chenault Sanders  
Chief Executive Officer  
Blackbird Capital, LLC  
Blackbird Media, LLC  
(*"The Nashville Sign"*)

cc: Freddie O'Connell, Metro Councilman

May 7, 2020

Planning Commissioners  
Metropolitan Planning Department  
712 South Sixth Street  
Nashville, Tennessee 37206

**RE: Case #2001UD-002-011  
1601 Broadway UDO Modification**

Dear Planning Commissioner,

As a commercial real estate broker specializing in the Music Row and Midtown submarkets, I would like to express my full support for the UDO modification request that you are considering. This project will add new life and walkability to the corner of 16th Ave S and Broadway as well as contribute to the neighborhood and music community within Music Row. I sincerely appreciate your support of the Planning Staff's approval recommendation for this request.

Thank you very much,

*John E. Toomey IV*  
Urban Grout Commercial Real Estate  
542 turtle Creek Drive  
Brentwood, TN 37027

cc: Freddie O'Connell, Metro Councilman

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Opposition

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**From:** Michael Burriss <michael.burriss@gmail.com>

**Sent:** Tuesday, May 26, 2020 8:55 AM

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

**Subject:** opposition to Case No. 2001UD-002-011 (1601-1607 Broadway).

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Sincerely,

Michael Burriss

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**From:** Claeys, Angie <AClaeys@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 9:04 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos

*Item 30: 2001UD-002-011 – 1601 Broadway*

## Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.



**ANGIE CLAEYS**

LEED AP BD+C

ASSOCIATE

O 615.386.9690

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

**SEE ATTACHMENT ON FOLLOWING PAGE**

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**From: Ntoupi, Marina <MNToupi@moodynolan.com>**

**Sent: Tuesday, May 26, 2020 9:20 AM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. As you can see in the attached floor plan, all natural light comes from the façade facing the proposed building. The remaining windows are minimal and do not provide sufficient light. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**MARINA NTOUPI**

RIBA, INT'L. ASSOC. AIA, NOMA

LEED GREEN ASSOCIATE

ASSOCIATE

O 615.386.9690 D 615.620.4779

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

---

**From: Karpynec, Christina <CKarpynec@moodynolan.com>**

**Sent: Tuesday, May 26, 2020 9:50 AM**

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

**Cc: Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>**

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Planning Commissioners,

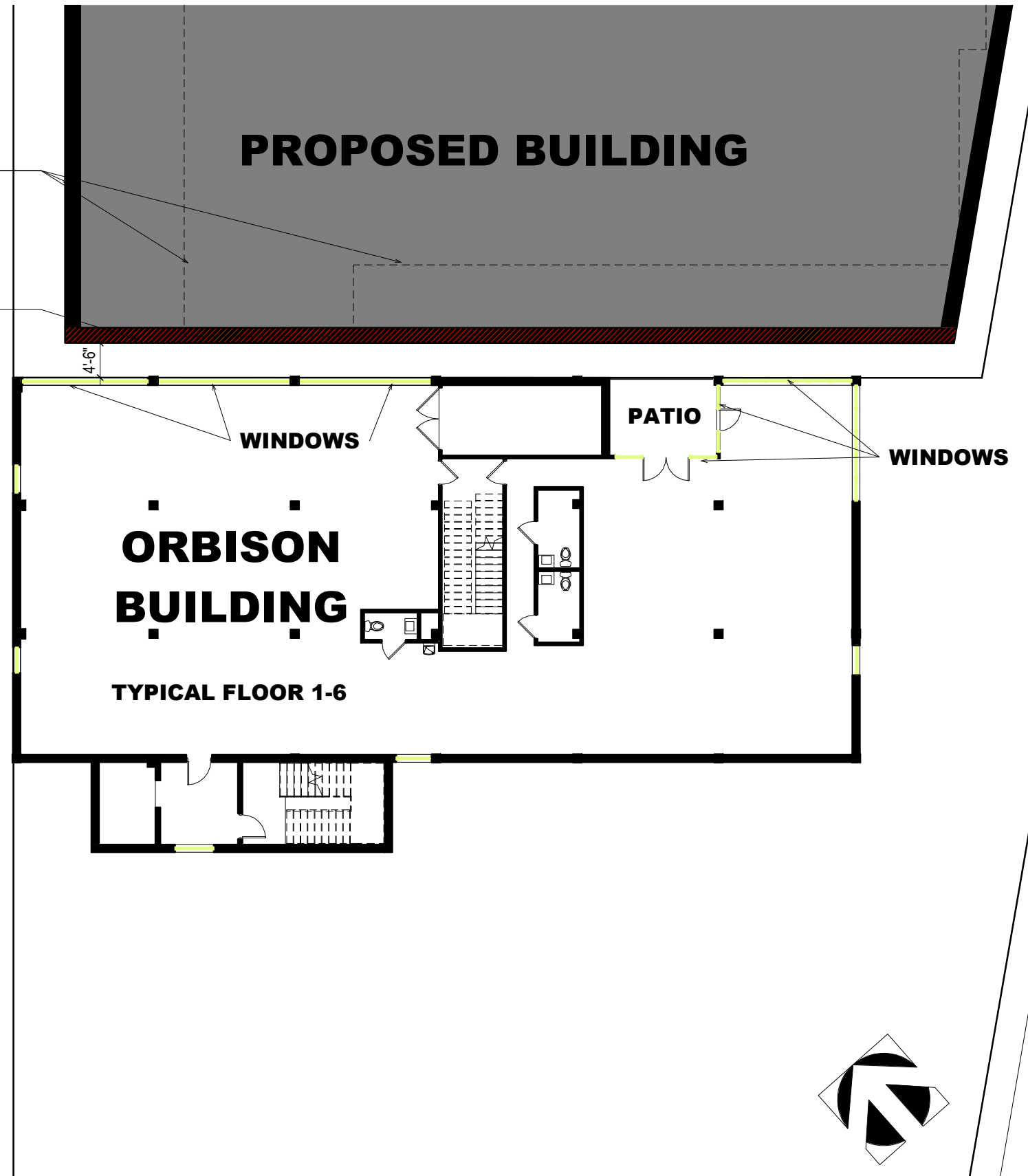
I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbisons and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose this development; however, I would like to focus on the grave consequences this new development will have on health and well-being of the occupants of the building, and the Orbison's property rights.



**BROADWAY**

**OUTLINE OF  
RESIDENTIAL  
FLOORS 8-20**

**3HR RATED  
WALL AT 4'-6"  
ON FLOORS 1-7**



# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

- The new development is approximately 27 stories, including a 7-story parking garage that is proposed to be constructed 4'-6" from the shared property line. As a result to the proximity of this property line, the parking garage will be required to be constructed with a 3-hour firewall with no openings.
- If the parking component is constructed, then the majority of natural light in the office space throughout the Orbison building will be eliminated. The before and after photos below speak for themselves in illustrating the effect this will have on the health and well-being of the occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.
- This proposed development is an infringement on the Orbison's property rights. Because the building will no longer be habitable, leases will not be renewed, as outlined in the attorney's letter. The Orbisons have just as much right to occupy their property for its intended use, as the neighbor has to develop their property (in an appropriate manner)
- Because the leases will not be renewed, this could potentially lead to the destruction of the Orbison Building, which Metro Historic has deemed Worthy of Consideration. (This is described in detail in the attorney's letter).

I understand that the policy for this area supports a building of this size. But this development as designed is not allowed by right, as evidenced by the very fact that this case is before your Commission today. I don't believe the harm to the Orbison's property was evident in the applicant's application, and we ask that you consider our plea for the well-being of the occupants. Over 60 occupants of the building have signed a petition because of their concern (included in the attorney's letter)

Additionally, I understand that there are other 20+ story buildings in this area. However, none of these are situated directly adjacent to a healthy, occupied, historic building. There is no precedent for taking away natural light from an existing, functioning building, such as the case would be here.

Lastly, on a side note, signs were not posted at the site. We understand from Planning Staff that this is not a requirement for this type of case; however, I hope that this rule will be reconsidered in the future. As I understand it, the only notice received was a postcard or letter to the Orbisons. If the letter would have been lost in the mail, there would have been no notice of this proposed development, which so greatly impacts the Orbison Building. I have heard Commissioners speak in the past regarding the importance of public notice, and I believe this is an important topic to many, if not all of you.

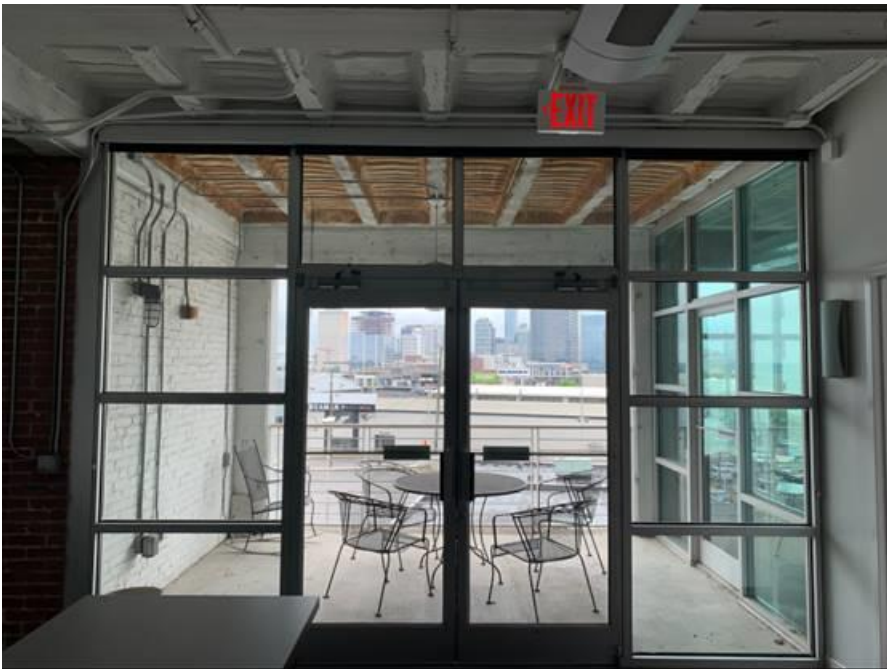
Thank you for your service to our great city. I understand the great amount of time you spend, and difficult decisions that you make serving the city in this way. I wish you the best during this meeting and difficult hearing.

Before

After

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020



**CHRISTINA KARPYNEC**

AIA, LEED AP

ASSOCIATE PRINCIPAL

ARCHITECT

O 615.386.9690 D 615.620.4774 C 615.804.3950

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From: Jim Graff <jgraffx4@sbcglobal.net>**

**Sent: Tuesday, May 26, 2020 9:50 AM**

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Regards,

Jim Graff

[jgraffx4@sbcglobal.net](mailto:jgraffx4@sbcglobal.net)

615.753.3953

---

**From: Tiffany Rena MacMonegle <tiffers1292@gmail.com>**

**Sent: Tuesday, May 26, 2020 9:50 AM**

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

**Subject: Opposition to Case No. 2001UD-002-011**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Tiffany MacMonegle

---

**From: Franklin, Valarie <vfranklin@moodynolan.com>**

**Sent: Tuesday, May 26, 2020 9:50 AM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

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Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**VALARIE FRANKLIN**

AIA, NOMA, NCARB

SENIOR ASSOCIATE / ARCHITECT

CLIENT RELATIONSHIP MANAGER

O 615.620.4777 D 615.974.8112

1625 BROADWAY, 4<sup>TH</sup> FLOOR, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

---

**From:** Erin Lester <erin.lester09@gmail.com>

**Sent:** Tuesday, May 26, 2020 9:59 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

Erin R. Lester

---

**From:** McKenna, Elle <EMcKenna@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 10:22 AM

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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

**Subject: Opposition to case no 2001US-002-011**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**ELLE MCKENNA**

AIA, WELL AP, NCARB

ASSOCIATE

ARCHITECT

O 615.386.9690 D 615.620.4775

1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203

**MOODYNOLAN.COM**

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**From: Gable, Quinton <QGable@moodynolan.com>**

**Sent: Tuesday, May 26, 2020 10:37 AM**

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

**Subject: Case No. 2001UD-002-011 - 1601-1607 Broadway**

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being.

Please deny the applicant's request.

**QUINTON GABLE**

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

PROJECT COORDINATOR

O 615.386.9690 D 615.620.4786

1625 BROADWAY, 4TH FL. NASHVILLE, TN 37203

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**From:** Sara Beal <sarabeal@gmail.com>

**Sent:** Tuesday, May 26, 2020 11:17 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011

To the Nashville Planning Commissioners.

Hi, my name is Sara Beal. I've heard that there are plans to build in the lot right beside the Orbison Building on Broadway. I've been at the Orbison Building for over 5 years now and experienced many other nearby construction projects. To have something built directly next to us, especially the size this building is rumored to be, would be devastating to most of us who work in the Orbison Building. Even the construction projects nearby have left many of us unable to use our offices due to the musical and creative nature of our jobs. To have something directly next to us would be not only completely disruptive during construction, but would also forever change our office/creative spaces. There are so many wonderful things created in our building and this would forever change it for the worse.

Please don't let this happen, and don't allow this planned development ruin part of what makes Nashville so special.

Sara Beal

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**From:** Chelsie Lykens <cchlykens@gmail.com>

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

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

To Whom It May Concern,

My name is Chelsie Lykens and I have worked in the Orbison Building for over nine years. It has come to my attention that a new apartment building with upwards of 400 units has been proposed for the lot directly next to the Orbison Building and is expected to be built only 4 feet away. My understanding is that the proposed building will also be nearly twice as tall as allowed by Nashville code. Sadly, this extremely close proximity and enormous size would eliminate all natural light to our building. Beyond the increased traffic and parking problems we will inevitably deal with if this goes through, such a development would drastically negatively impact the quality of life in our building, which has balconies and windows on that side that allow us to enjoy the sunshine and views of downtown on that side when hosting meetings and other music industry functions. For me personally, it would destroy my ability to film and photograph as readily in the building, thus inhibiting content creation for songwriters and artists in Music City.

I request that the Planning Commissioners please reject this application and preserve the integrity of our beloved Orbison Building as a creative space full of energy and light.

Sincerely,

Chelsie Lykens

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**From:** Emily Mueller Olson <emily.mueller87@gmail.com>

**Sent:** Tuesday, May 26, 2020 11:34 AM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

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Dear Nashville Planning Commisioners,

My name is Emily Olson and I have worked in the Orbison building for over 2 years. I understand that an oversized apartment complex is being proposed to be built 4 feet away from our building and nearly twice as tall as allowed by code.

I'm a songplugger and I'm concerned that this will destroy my ability to do my job. We have songwriters who write songs in our building everyday and they will not be able to work while construction is going on. Also, the inspiring view and light we have in the building that all of our writers love would be gone after construction. Our building is a very special piece of history that needs to be preserved – it's one of the unique things that make Nashville, Nashville!

I strongly urge the Planning Commisioners to deny this application

Thank you,

Emily Olson

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**From: Ian Christian <ianchristianmusic@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:04 PM**

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

**Subject: NO to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville Planning Commission,

My name is Ian Christian and I have been a Nashville resident and songwriter for over 6 years. With the help of Still Working Music (Orbison Building) I have been able to pursue my craft and have found a home and safe space for creativity.

I understand a LARGE apartment tower is proposed to be built less than 5 feet from The Orbison Building. I have a room located on the corner of The Orbison Building where I record/write/produce music almost everyday, and this project would hinder that work. Not only would it negatively effect my ability to write songs, it would effect every person in The Orbison Building poorly.

On behalf of myself and all the other songwriters at The Orbison Building, I urge the commission to turn down this application.

Sincerely,

Ian Christian

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**From: J R <d28bone@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:16 PM**

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

**Subject: 'Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville planning commission.

My name is Jon Randall. I am a multi award winning singer/ songwriter and producer in Nashville.

<http://jonrandallmusic.com/about/>

I just heard the word that there has been a proposal for a 440 unit apartment building within 5 feet of my office in the Orbison building.



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As much as I am for and appreciate the growth and booming economy Nashville has seen in last few years, I am a little uneasy about a building going up so tight against my office.

We have had three huge projects to the East, West and South side of us. The construction noise is already a huge issue for not just creativity but overall co-working.

We've had concrete spilled on our cars, construction workers taking our permit parking spots and unacceptable trash and debris covering our space and caking our cars is dust.

These project are all across the the street and I realize construction is just part of our lives in Nashville. But having this new apartment building going up directly with in arms length outside of my window is going make it impossible in these already crazy times to get anything done.

Please take a second look at how you are allowing this project to proceed.

Thank you so much for all you guys do. It's not an easy juggle I'm Sure.

All the best. JR.

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**From: mAAnta Music <eric@maantramusic.com>**

**Sent: Tuesday, May 26, 2020 12:17 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Dear Nashville Planning Commisioners,

My name is Eric Olson and I am a songwriter/producer. I sometimes work out of the Orbison building, sometimes to write, other times to program/produce songs. I just found out that an oversized apartment complex is being proposed to be built 4 feet away from the building and nearly twice as tall as allowed by code.

This is a shock to me, and I'm worried it will severely impede my ability to do what I do on a daily basis when I work in the building. Just the construction alone will make it impossible to record/work on music and I'll have to find a different place to work. On top of that, my favorite part of the building-the view of downtown, will be blocked by the proposed new building. It feels like lose-lose situation, and I strongly urge the Planning Commisioners to deny this application.

Thank you,

Eric Olson

253.381.7414

81mAAnta

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**From: Tommy Lee James <tommylee.james@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:21 PM**

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

**Subject: 'Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)'**

To whom it may concern,

My name is Tommy Lee James I've been professional songwriter for 30 years, 24 of them at Orbison Music. I'm very much opposed to the planned apartment tower next to the Orbison Building. The traffic around there is already a nightmare. An apartment complex this large would only magnify the congestion issues. I ask the commission to reconsider this application.

Thank you

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

Tommy Lee James

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**From:** Julie Davenport <jmdav414@gmail.com>  
**Sent:** Tuesday, May 26, 2020 12:23 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011

Dear Planning Commissioners.

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). Our office leases a space in the Orbison Building, which shares a property line with the proposed new development. We are long-term tenants, having leased the space for over 10 years, and are currently in our third lease. I join the Orbison's and their attorney in opposing this development. Their attorney's letter outlines many reasons to oppose the development, but I would like to focus on the detriment to the health and well-being of the occupants of the building, that this development poses.

The new development is approximately 27 stories, including a 7-story parking garage. The proposed parking garage will be constructed as a 3-hour fire wall located 4'-6" from the Orbison Building. The parking garage is designed to be taller than the 6-story Orbison Building, and this wall will eliminate the natural light in the building. Before and after photos are below, and speak for themselves as to the harmful effect the proposed development will have on occupants of the Orbison Building. People need access to natural light in their work environment to maintain their well-being. Please deny the applicant's request.

This would be my new working-environment, requiring exorbitant amounts of harsh, unnatural light to see, making working on computers even more challenging than it already is.

Best,

**Julie Davenport**

e | [jmdav414@gmail.com](mailto:jmdav414@gmail.com)

c | (865) 323-4935

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**From:** Kendall Blomquist <KBlomquist@modmgmt.com>  
**Sent:** Tuesday, May 26, 2020 12:37 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

To Whom it may Concern,

I am writing to briefly urge the reconsideration of allowing the current plans for the lot adjacent to the Orbison Building to move forward.

From what I have been told, the plan is to have a 20+ story building built in the former car lot, which is much too tall per code. The damage this would cause is astronomical. The parking situation is already less than ideal for our block, not to mention the small alleyway that is much too narrow to be used for regular traffic. The thought of having such a large structure 4 feet from our windows and balconies is beyond upsetting.

My question is, why have a building code in place at all if you are going to ignore it and allow companies to come in and easily break them? They are there for a reason, and in this case, the reasons are endless.

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

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Please consider the people, businesses and living spaces you will be negatively affecting if this plan is approved.

**KENDALL BLOMQUIST**

DIGITAL MANAGER

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**From: Jon Elliot <jon@a3merch.com>**

**Sent: Tuesday, May 26, 2020 12:43 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

To whom it may concern-

I am terribly opposed to the proposed building of an apartment building on the Beaman lot (1601-1607 Broadway). I have been a loyal tenant in the Orbison Building (1625 Broadway) for 10+ years and the only windows we have face downtown. It is my understanding that this proposed new building will be a mere 4 feet from our north (downtown) facing windows which would mean our view would be of a brick wall.

As mentioned, we have been loyal tenants for 10 years and the Orbison family has been great to us. Please do NOT let this new building get approved! This would be devastating to the culture of our business and the culture/history of the Orbison building.

Thank you.

-----  
Jon Elliot

A>3 Merch

1625 Broadway | Suite 310 | Nashville, Tennessee 37203

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**From: Kindra Svendsen <kindra.svendsen@speakcreative.com>**

**Sent: Tuesday, May 26, 2020 12:43 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

I oppose the building of a new apartment building at 1601 Broadway. As a tenant of the Orbison building, and one who sits directly in the window where an overly tall wall and parking garage is planned, I have no doubt this project this will overtake our business space entirely.

In addition to the building being an eyesore to the community, the proposed building would have direct impact on our business, as we frequently use meeting spaces that are only 4 feet from where the new building will reach, and will cause major disruption to our work both during and after construction, which consists of in-person meetings and phone calls.

With only a few feet of space between businesses, we'll be forced to shift how we operate, as not much privacy will be allowed as it is now, and this will have an impact on our business. As an east-facing tenant of the building, we enjoy privacy and glass walls that maximize the view and creativity like so many others in the building. With this ridiculously tall proposed building, not only will air and views be obstructed, but so too will be our privacy to conduct business as a nationally reaching marketing agency.

Currently in The Orbison Building, we are afforded a piece of history that is woven into Nashville's deep roots.

Unfortunately, with the proposed building, we'll be required to seek another safe haven to conduct our business each

# Comments on May 28, 2020 MPC Agenda Items

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day, losing the value that comes with that historic legacy and part of what makes doing business in Nashville so special.

Kindra Svendsen Vice President of Client Partnerships Speak Creative

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**From: Alex Orbi <orbtrade@gmail.com>**

**Sent: Tuesday, May 26, 2020 12:45 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Hello,

I'm Alex Orbison. I own 1625 Broadway with my brother Roy. Our mother Barbara purchased the building in the 1990's. Before that we were on 16th, before that we were on Hawkins.

We oppose the project next door and it's almost doubling of size from code. Being the head of music row was something my mom was so proud of and part of her legacy. The proposed building is not consistent with the music row corridor we have nurtured.

Sincerely,

Alex

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**From: Renae Bastar <renae@a3merch.com>**

**Sent: Tuesday, May 26, 2020 12:54 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Please reconsider the planning of 1601-1607 Broadway.

While Nashville has changed and continues to change, I believe planning and space for the existing buildings and people that live/work in the area must be considered before any new development continues. I oppose the current plans for the apartment building at 1601-1607 Broadway. The current building plans are far too tall for the existing space, and would be placed too close to the Orbison Building.

Thank you,

Renae Bastar

Director of Merchandise | A3 Merchandise

1625 Broadway | Suite 300 | Nashville, Tennessee 37203

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**From: Kyleigh Roberts <kyleigh@orbison.com>**

**Sent: Tuesday, May 26, 2020 12:59 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

To Whom It May Concern,

My name is Kyleigh Roberts and I have worked in the Orbison building for the past 2 years. It has been brought to my attention that an unnecessarily and ridiculously large apartment building is to be built right next door in what used to be a Beaman Auto lot. I've also been made aware that it will be so close to our building that, if the plan were to move ahead as is, I could likely stand between the two and touch the exterior walls of Orbison and the new construction at once. Not only will the new construction disturb the songwriters that use the space to create, but it will cause massive

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

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headaches for anyone in the building attempting to work. This is also the side of the Orbison with the majority of our windows, thus blocking pretty much any natural light we would get.

Our building was purchased and restored by the late Barbara Orbison, wife to Roy, before the majority of the surrounding area was developed and has continued Roy's legacy by being a creative hub for musicians, songwriters, and industry folks. This beautiful and historic building erected in 1930 will no longer hold the same bright & creative energy brought to it by Barbara and maintained by her son Alex if it is dwarfed by yet ANOTHER overpriced and mostly vacant apartment building (which is planned to be 2 times as tall as code allows). The construction also puts the actual structure in danger, as building so close could lead to a number of physical issues.

As not only an employee in the Orbison building, but as a citizen of the Nashville metro area who is concerned for the ever dwindling sanctity of our "Music City," I ask that you strongly consider the objections received by those who oppose this construction and plead for you to reject their application.

Regards,

**Kyleigh Roberts**

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**From: Tony Conway <tonyc@conwayent.com>**

**Sent: Tuesday, May 26, 2020 1:07 PM**

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

**Subject: Opposition to case # 2001UD-002-011 on 1607 Broadway Nashville Tn**

To whom it may concern.

My name is Tony Conway I have lived and worked in Nashville Tn for the past 44 years. I have an office located on the 5<sup>th</sup> floor of the Orbison Building 1625 Broadway. We have been in that office since Jan of 2009. The Main Reason I leased this office space then and continue to do so is the beautiful view of Downtown Nashville Tn. Every day when I walk into the offices I feel so blessed to have found this office space and its view. I am writing to you today to voice my Opposition to the case # 2001UD-002-011 for 1607 Broadway old Beaman used car lot.

First after checking the codes it does not appear that the building request to build an apartment building 316 feet tall is within the current codes. Also I understand the proposal would put this new building within 4 feet of our building and completely block any windows and balcony's that exist in our building. Second code issue is windows and fire code with 2 buildings being that close together windows on either building must either not exist or must meet fire codes with special fire proof glass that does not allow flames from one to jump into another. Our building does not have that type of Windows currently.

On top of those issues the new apartment building would completely block all views from our offices of anything except a wall or windows or parking garage of the new building on all 6 floors of our building. In addition if the building was allowed it would be almost impossible to work in our offices while construction takes place 4 feet apart. Also in the plan it says the back alley would be the main entrance to the apartment building, it currently is hardly able to even handle light traffic by garbage trucks and delivery trucks. It is very dangerous to turn into that alley from either 16<sup>th</sup> ave south or 17<sup>th</sup> ave south both border the alley.

In closing if this apartment building is approved as submitted I would leave the Orbison building as a long time tenant as would a number of other businesses located in the building after talking to other companies, this would not be fair to the Orbison family who owns the building and derives their income from office leases. If you have any questions feel free to contact me at any time. Thank you

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**Tony Conway**

**President**

**Conway Entertainment Group, LLC**

**Ontourage Management, LLC**

1625 Broadway, Suite 500

Nashville, TN 37203

(O) 615.724.1818

(F) 615.724.1813

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**From: Cody Payne <codyp@conwayent.com>**

**Sent: Tuesday, May 26, 2020 1:53 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

To whom it may concern,

Cody Payne here with Conway Entertainment Group (1625 Broadway, Suite 500).

I am writing to voice my opposition of the new apartment building proposal in the Beaman lot next to our office.

The Orbison Building is a Nashville land mark with some of the best office views in town. I have been working in the building for 5 years now. I am concerned with the potential construction of a new apartment building 4 feet away from our windows. Our business is largely done over the phone and the noise alone from a construction site would be very harmful to our way of business.

Please consider the many negative consequences of allowing this apartment building to be built.

Thank you.

-Cody

**[Conway Entertainment Group](#)**

1625 Broadway, Suite 500

Nashville, TN 37203

Office 615-724-1818

Cell 205-353-2740

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**From: Lindsey Leathers <lleathers@rentile.com>**

**Sent: Tuesday, May 26, 2020 1:54 PM**

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

**Subject: Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)**

Hello,

I am writing in opposition to the proposed 316 foot apartment building in the old Beaman location at 1601-1607 Broadway. The proximity of this proposed building next to the Orbison building is too close and far too tall per codes.

Sincerely,

LINDSEY LEATHERS HUGGINS

# Comments on May 28, 2020 MPC Agenda Items

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DESIGN CONSULTANT  
LLEATHERS@RENTILE.COM  
P 615-742-0054  
1625 BROADWAY  
NASHVILLE, TN 37203

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**From:** Garrett Jones <garrett@way-entertainment.com>  
**Sent:** Tuesday, May 26, 2020 2:26 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Hello,

I hope this email finds you well. I am writing to voice my opposition to the building plans for 1601-1607 Broadway. I have worked in the Orbison building for 6 years and have watched Midtown lose much of its charm at the hands of new developments. As I'm sure you're aware, the proposed building would tower over the Orbison building and completely block the only side of the building with windows and views of the city. For such a lovely old building that bears the name of one of Nashville's most iconic figures to be lost in the shadow of a giant apartment building would be an absolute shame.

I understand that urban development is beneficial and unavoidable with a booming city like Nashville; but harming those who have been proud members of the community for decades for the sake of a new apartment building is not what makes Nashville great.

Thank you taking the time to read this, I hope you make the right decision and defend one of Midtown's most beloved buildings.

Sincerely,  
Garrett Jones  
W.A.Y Entertainment

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**From:** Lance Miller <lancemiller3@gmail.com>  
**Sent:** Tuesday, May 26, 2020 2:55 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Nashville Planning Commission,

I am writing in regard to the above-mentioned case number. As a professional songwriter of over 20 years with an office located in the Orbison Building (1625 Broadway), I strongly oppose the oversized, 300-foot apartment tower that is proposed to be built 4 1/2 feet from the Orbison Building. Having written hits such as "Beer With Jesus" for Thomas Rhett, "Drink to That All Night" for Jerrod Niemann, and Tim McGraw's current hit, "I Called Mama," I can tell you that it would be impossible to write and record music in an environment with such a project going on next door.

On behalf of myself and all of the other songwriters/artists who write and record music in The Orbison Building, I strongly urge the commission to reject this application.

Sincerely,  
Lance Miller

*Item 30: 2001UD-002-011 – 1601 Broadway*

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

**From:** Alder, Beryl <BAlder@moodynolan.com>

**Sent:** Tuesday, May 26, 2020 3:01 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Planning Commissioners,

I am writing in opposition to Case No. 2001UD-002-011 (1601-1607 Broadway). We are a tenant that leases a space in the Orbison building, a six-story building with different tenants on each floor, adjacent to the proposed development. The Orbison building receives 90% of the natural light from the East façade, which is the primary light source for any and all employees of the building. Natural light is necessary for employee's overall health and well-being. The other three facades have very little window openings.

The proposed development, located on the corner of Broadway and 16<sup>th</sup> Avenue, includes a 7-story garage that will extend beyond the Orbison building's height followed by 20 more stories of residential floors. Because the proposed development is adjacent to an existing property line, no window openings are allowed by code, leaving a 3-hour concrete wall that eliminates any natural light on our entire East façade.

I have personally had the experience of writing design guidelines to provide a vision for what communities could look like for future Nashville and understand that it is difficult to foresee every scenario that may occur as a result of writing policy. I understand that this unforeseen circumstance, as a result of the written code was probably not intended, however, if the proposed development is built as it is designed, the result will eliminate most natural light to the building and the employees will suffer consequently, an action that could be avoided if you deny the applicant's request.

I ask that you deny the applicant's request and consider the ramifications of following policy with this special circumstance.



Sincerely,

**BERYL DE PALMA ALDER**

**SENIOR ASSOCIATE**

**O 615.386.9690 D 615.620.4780**

**1625 BROADWAY, 4TH FL, NASHVILLE, TN 37203**

**MOODYNOLAN.COM**

*Item 30: 2001UD-002-011 – 1601 Broadway*



# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

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**From:** gordie sampson <gordiesampson@me.com>

**Sent:** Tuesday, May 26, 2020 6:00 PM

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

**Subject:** Opposition to Case No. 2001UD-002-011 (1601-1607 Broadway)

Dear Nashville Planning Commission

My name is Gordie Sampson and I am a Nashville-based songwriter for 15 years.

I have enjoyed success both in radio and on records for most of this time and am proud to say have three Grammy nominations ( one of which won best country song for Carrie Underwood's "Jesus Take The Wheel") and most recently "Knocking Boots" written at Still Working Music (a division of Orbison Productions) which is my current home as a songwriter.

Still Working is a publisher im proud to be with, and their building The Orbison Building is by all accounts a Music City landmark, with a heritage that extends deep into the rich musical past of this town.

I hope you can appreciate that I strongly object to the apartment tower being proposed to be built a mere four and a half feet from the Orbison Building, a space myself and the other music creators at the company feel is an inspiration and a sacred space in the spirit of Nashville's historic music culture.

I strongly urge you, on behalf of all music creators involved with The Orbison Building to reject the aforementioned proposal

Sincerely

Gordie Sampson

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Item 31: 2019HP-001-001 – Marathon Village

### Support

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**From:** Karin Kalodimos <kkalodimos@gmail.com>  
**Sent:** Tuesday, May 26, 2020 10:40 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2019HP-001-001 Please support BL 2020-256

Dear Commissioners,

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

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

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

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

Thank you,

Karin Kalodimos  
907 Villa Place  
Nashville, TN 37212

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Opposition

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

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

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

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

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

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

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

Your consideration to delay is appreciated.

Robert K Browning

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

# Comments on May 28, 2020 MPC Agenda Items

Received through May 27, 2020

## Items to be considered on Public Hearing

### Item 32: 2020Z-027PR-001 – 720 Lena Street

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

**Sent:** Wednesday, May 6, 2020 12:22 PM

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

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

**Subject:** Case 2020Z-027PR-001

I oppose the request to rezone 720 Lena Street from RS5 to R6A.

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

Please deny the request to rezone 720 Lena Street to help maintain the historic nature and integrity of our neighborhood.

Thank you,

Rachel Solava

2721 Herman Street

309-531-3870