

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

Item 3a: 2007SP-037-002

OPPOSITION

From: Dr. Harold A. Wells <haroldawells06@gmail.com>

Sent: Monday, January 4, 2021 7:28 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Case #95P-025-007, #2007SP-037-002 Blue Hole Road PUD

Good morning,

I am a resident in Deer Valley and adamantly oppose the planned cancelation of the PUD on Blue Hole road. We currently have a number of issues with overcrowding, traffic and flooding in the area. Also, the green space has diminished greatly over the years due to other developments. Please oppose any planned developments in the area and cancelation of the PUD. Thank you and feel free to contact me if you have any questions or concerns.

Harold A. Wells

1144 Streamdale Point E,

Cane Ridge, TN 37013

(615) 293-8554

From: Al Lamb <allamb3@bellsouth.net>

Sent: Tuesday, January 5, 2021 9:27 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Blue Hole Road Proposal Case#95P-025-007 & Case#2007SP-037-002

Dear Planning Commission,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in opposition to these changes in the existing PUD for the following reasons:

1) The the developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to

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ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.

2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse.

3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing 30FT green area in a flood prone area.

3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.

6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommended and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes. There has been enough development in Antioch without the proper infrastructure and public safety improvements. I ask that you deny this request.

Thank you,

Al Lamb

From: kecia pizzillo <keciab0123@gmail.com>
Sent: Tuesday, January 5, 2021 10:07 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Case #95P-025-007 and Case #2007SP-037-002

Good morning,

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I am a homeowner in the West Oak Highlands subdivision and am writing to express that the commission protect the Planned Urban Development (PUD) that was established to keep the density of development reasonable, ensure single family homes and to keep the 10 acres of greenspace.

Please make note of my request.

Thank you,

Kecia Pizzillo

property owner at 4729 aaron Drive

Antioch, TN

615-506-7683

From: Christopher Sy <christopherdalesy@gmail.com>

Sent: Tuesday, January 5, 2021 1:29 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Oak Highlands/Honeybrook PUD

Dear Planning Commission,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

Summary:

Please keep the 116 single family home limit, please do not allow multi-family units, and please keep the 100FT green buffer.

The Oak Highlands/Deer Valley/ Honey Brook area is beautiful, and one of the few remaining areas of its kind in the south Nashville & Antioch area. Please keep it that way.

My reasoning:

- 1) The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.
- 2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue and will likely make it worse.
- 3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing a 30FT green area in a flood prone area.
- 3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

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4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.

6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommends and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on the Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

Thank you,

Christopher Sy

Dear Planning Commission,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in apposition to these changes in the existing PUD for the following reasons:

1) The the developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.

2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse. Honey Brook floods frequently and this would make our home values go down which is unacceptable, and possibly destructive.

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3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing 30FT green area in a flood prone area.

3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.

6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from over-crowding, flooding and traffic. If the Metro Planning Commission recommended and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

Thank you,

Sherri Statzer

From: Ann Jackson <bajackson2277@gmail.com>

Sent: Sunday, January 10, 2021 4:49 PM

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To: Styles, Joy (Council Member) <Joy.Styles@nashville.gov>; Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>; Hurt, Sharon (Council Member) <Sharon.Hurt@nashville.gov>; Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>; Glover, Steve (Council Member) <Steve.Glover@nashville.gov>; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

Members of Metro Council and Planning Commission,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in opposition to the proposed changes in the existing PUD for the following reasons:

- 1) The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There are already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.
- 2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse. I ask that a study be performed to determine the impact of this development to Mill Creek and the area.
- 3) Under the existing PUD there was a previous agreement that there would be a 100 foot green buffer with trees between our properties. The new developer is proposing a 30 foot green area in a flood prone area.
- 3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.
- 4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.
- 5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.
- 6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommends and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Nashville Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

Thank you for your dedication to our community,
Betty Jackson
4709 Crystal Brook Dr.
Antioch, TN 37013

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From: Melody Erickson <melodyerickson@gmail.com>

Sent: Monday, January 11, 2021 5:34 PM

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

Subject: Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

Dear Planning Commission,

I am a resident of Honey Brook. I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in opposition to the requested changes to the existing PUD for the following reasons:

1. The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.
2. There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse.
3. Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between properties. The new developer is proposing a 30FT green area in a flood prone area.
4. Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.
5. Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.
6. This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and a new Metro park.
7. This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommends and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes it claims were put in place for the benefit of its residents. We rely on the Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

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Thank you,

Melody Erickson

Check out my art at: MelErickson.com

Read my latest blog at: LivingWellWithMel.com

Learn about my writing projects at: MelodyErickson.com

From: Bilbo, Tressa B <Tressa.Bilbo@mnps.org>

Sent: Wednesday, January 13, 2021 8:54 PM

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

Subject: Planning Commission Case#95P-025-007 & Case#2007SP-037-002

Hello Commission,

I live at 512 Erna Court in the Honey Brook neighborhood.

I wanted to reiterate to you that I am in opposition to the changes in the existing PUD for the property on Blue Hole Road across from the Honey Brook Subdivision. Here are the reasons:

1. The PUD was put in place to ensure that our area would not be overwhelmed with multi-family dwellings. Our area is not in want or need of multi-family homes. Instead, what is needed are single family homes for which the property is currently zoned.
2. I am concerned that the developer creating a high-density living situation will exasperate the flooding of my neighborhood and the intersection of Blue Hole Road and Bell Road.
3. The developer bought the land knowing the PUD existed and that it was to be used for 116 single family homes. The current plan for 222 homes is a 91% increase. That is unacceptable, not in good faith, and it is not keeping the community's best interest in mind.

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Please do not allow this PUD to be cancelled. Please put your efforts towards keeping the area zoned for the 116 single-family homes that our community desperately needs. Please require the developer to study any flooding issues that might be intensified because of their building and require them to provide solutions.

Our community is counting on you to keep **our** best interest and not the profits of builders.

Best,

Tressa Bilbo

512 Erna Ct.

Antioch, TN 37013

From: Robert Schley <robertschley@gmail.com>
Sent: Thursday, January 14, 2021 3:23 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Regarding Blue Hole Road PUD

Dear Commissioners,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in opposition to these changes in the existing PUD for the following reasons:

1. The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." I am **extremely opposed** to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.
2. There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse with increased runoff because of deforestation.
3. Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing a 30FT green area in a flood prone area.
4. Under the existing PUD the previous agreement was to limit the development to **116** single family homes. The new plan will increase that to **222** houses, a **91% increase**.

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5. Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.
6. This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.
7. This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommends and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on the Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you do not approve these changes.

Thank you,

Robert Schley

"Education is the most effective form of Rebellion"

-Thorin

"...Say that you're "leveraging synergies." Synergies are basically awesome, and they're even better when you leverage them..."

-Tycho

Betsy Canupp

4700 Crystal Brook Drive

Antioch, TN 37013

Honey Brook Subdivision

January 15, 2021

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Dear Metro Planning Commission,

I am emailing you regarding Planning Commission Case 95P-025-007 & Case 2007SP-037-002 that is scheduled for a public hearing on January 21, 2021.

Case 95P-025-007

MILLWOOD COMMONS PUD CANCEL
ROAD SP AMENDMENT

Map 162, Parcel(s) 117, 122
122

Subarea 12, Southeast (2004)
Parcel(s) 001-002, 900

Council District 31 (John Rutherford)
(2004)

Affecting Council District 32 (Joy Styles)
Rutherford)

Styles)

Case 2007SP-037-002

BELL ROAD/BLUE HOLE

Map 162, Parcel(s) 117,

Map 162-15-0-A,

Subarea 12, Southeast

Council District 31 (John

Affecting District 32 (Joy

I am in opposition to these changes that cancels the existing PUD and amends construction limits on the property for the following reasons:

1) The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.

2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse.

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3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing 30FT green area in a flood prone area.

3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

4) Blasting is a HUGE concern. All of this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property for existing houses on BOTH sides of Blue Hole Road (including homes in Honey Brook Subdivision).

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park. The current traffic volume along Blue Hole Road is already at a maximum safety level during rush hours and school opening days in addition to school drop off and pickup times. My house is the first house on the right turning into Honey Brook Subdivision, and I can see out of my dining area window the traffic backups and problems that a wreck, a utility line project, first days of school and even a mowing project can cause. Plus there are several blind spots along the area where the connector street is proposed that would cause constant car accidents along Blue Hole Road. The Planning Commission members should sit in the parking lot of the Walgreen's at the intersection of Blue Hole Road and Bell Road during rush hour and see the amazing amount of traffic that is already coming through there due to the 4 new apartment communities along Bell Road that are under construction and recently completed. Then they should drive along Blue Hole Road where the development is proposed. They will see that Blue Hole Road is too narrow for increased traffic with no room for the road to be widened or a lane added, and that the proposed connector street will cause even more chances for auto accidents with people trying to enter and turn off Blue Hole Road to their homes.

6) This requested PUD cancellation and zoning change is not just about a "single piece"

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of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from over-crowding, flooding and traffic. If the Metro Planning Commission recommends and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that Metro Planning Commission DOES NOT approve the cases above.

Thank you,

Betsy Canupp

4700 Crystal Brook Drive

Antioch, TN 37013

Honey Brook Subdivision Homeowner

Betsy.canupp@regions.com

From: Kevin Evans (Bernard) <Kevin.Evans@simsmm.com>

Sent: Saturday, January 16, 2021 7:47 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Case #95P-025-007

Also case #2007SP-037-002. Please protect the PUD. The traffic on Bell Rd between Nolensville Rd and Murfreesboro Rd is already terrible. The area closest to this property is especially bad with accidents quite often. Blue Hole Rd is narrow and already has too much traffic with a school and a new park! The developers of that property made some commitments and now they are wanting to greatly increase the number of homes and also wanting to build them much closer to the existing homes. The run off from this new proposal will definitely increase flooding issues for us and we all know Antioch doesn't need anything that will cause more flooding. I understand the city might receive more in taxes but it's time to do what's right for the existing residents. The entire Antioch area has outgrown the infrastructure and changing this PUD will only add to the problems. Thank you for protecting the PUD.

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From: Vicki <kevinvicki@bellsouth.net>

Sent: Saturday, January 16, 2021 9:32 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Joy.Stiles@nashville.gov

Subject: Re:Case#95P-025-007 & Case#2007SP-037-002

I would like for your committee to continue to protect our community, infrastructure and our schools by NOT allowing even more multi family homes on the property in question. As you are well aware this area has issues with flooding and heavy traffic congestion. Bell Road is a heavily traveled thoroughfare and it continues to get worse with more and more apartments and homes coming to the area. We live on Blue Hole Road, which is narrow and has a lot of traffic due to the school and the new park as well as the homes. Adding an additional entrance onto Blue Hole will be very detrimental to the already congested traffic. There have been many accidents, some deadly, at the intersection of Blue Hole and Bell. We have had frequent flooding in that same area as well as flooding on the creek side. Building and paving on the west side of Blue Hole will only increase the runoff of water from the parking lots. Nashville has done a lot to try and create green spaces all around the city to promote beautification and the preservation of natural resources. To allow them to decrease the green space buffer between the existing homes and new build would be throwing away things that the city is trying to promote as well as letting down the people that already live in this area. You are our voice to keep our area a safe and beautiful place to live. You are our voice to not overload an already overwhelmed infrastructure. Please do not allow the overdevelopment of this area.

Thank you for your time.

Vicki Evans

From: Fadila Filipovic <fadila.filipovic@gmail.com>

Sent: Monday, January 18, 2021 4:53 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

Dear Planning Commission,

I am emailing you regarding Planning Commission Case#95P-025-007 & Case#2007SP-037-002.

I am in opposition to these changes in the existing PUD for the following reasons:

1) The developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.

2) There is already a flooding problem when there are heavy rains. The new proposal does not address

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this issue but will likely make it worse.

3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing 30FT green area in a flood prone area.

3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.

6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommended and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to lose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

Thank you,

Fadila Filipovic

4805 Honey Grove Dr

Antioch, TN 37013

From: Holly Ashby <holly.ashby@gmail.com>

Sent: Monday, January 18, 2021 4:58 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Styles, Joy (Council Member) <Joy.Styles@nashville.gov>

Subject: Case#95P-025-007 & Case#2007SP-037-002.

Dear Planning Commission,

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

We are residents immediately affected by this proposal, as our property is right off of Blue Hole Road and W Oak Highland. We urge you to vote to **not** cancel the PUD, and not approve changes regarding **Case#95P-025-007 & Case#2007SP-037-002.**

I am in opposition to these changes in the existing PUD for the following reasons:

1) The the developer filed SP Project No. 2007SP-037-002 an "Amendment to current SP to allow multi-family dwelling units." We are extremely opposed to any more multi-family homes in this area. There is already an extremely large number of multi-family homes on Bell Road. The PUD was put into place to ensure there would at least be some limits placed on the total number of multi-family units that could be built in this area.

2) There is already a flooding problem when there are heavy rains. The new proposal does not address this issue but will likely make it worse.

3) Under the existing PUD there was a previous agreement that there would be a 100FT green buffer with trees between our properties. The new developer is proposing 30FT green area in a flood prone area.

3) Under the existing PUD the previous agreement was to limit the development to 116 single family homes. The new plan will increase that to 222 houses, a 91% increase.

4) Blasting is a huge concern. All this area is limestone outcropping rock formation. The blasting area will be very close to our brick homes. The chance of damage will be great. We ask that the developer be required to study the impact of blasting and require compensation for damages to nearby homes and personal property.

5) This plan includes a connector street that would cut through from Bell Road to Blue Hole Road across from Honey Brook. The location of the through street poses a serious safety concern, especially with the recent increases of traffic from all the other new developments in the area. The additional traffic will further strain this narrow, two-lane, curvy country road, with reported erosion issues, that provides access to several neighborhoods, a Metro school and new Metro park.

6) This requested cancellation and zoning change is not just about a "single piece" of property. It is about an entire Planned Urban Development that was put in place to preserve and protect this area from overcrowding, flooding and traffic. If the Metro Planning Commission recommended and votes to cancel the PUD that was previously approved by the Commission, it will cause the community to loose faith in the Planning Commission and the tools and processes that it claims were put in place for the benefit of its residents. We rely on Metro Government for responsible management and moderation of development. Now is not the time to sacrifice that faith and trust.

For all of these reasons, I am requesting that you not approve these changes.

Thank you,

Holly and Michael Ashby

4981 Alexis Drive

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

Item 5: 2021Z-003PR-001

OPPOSITION

From: M <monicaarmstrong01@yahoo.com>
Sent: Tuesday, January 19, 2021 12:04 PM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Comment on Case 2021Z-003PR-001

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

Map 081-01, Parcel 005

Good Morning and thank you for the opportunity to comment on this case.

I am oppose to the rezoning of this property.

I have lived on this neighborhood for 53 years and the type of homes that are built when requesting a rezoning from the current RS1- to a R8-A, are not in keeping with the current homes on the street and the community, and take away from the beauty of our neighborhood. These homes that they build are crammed onto one lot with no yards, they are usually ugly, cheaply made and have high overturn of occupancy. These types of building destroy the look and feel of a neighborhood as old as ours.

Many neighbors agree with me but may have not come forward.

I have attached pictures of the neighborhood. They show well cared for houses and lawns, all low profile single family dwellings.

The existing home on this site is not run down or requiring major renovation. The prior occupants always kept the yard and the outside of the home looking clean and well cared for.

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Thank you for your time, and I am asking Council to vote against this zoning change.

Monica Armstrong

River Dr., Nashville, TN

Comments on January 21, 2021 MPC Agenda Items

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Item 8: 2021UD-001-001

OPPOSITION

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

To whom it may concern:

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

Dr. Bryan Byrnside
WH-Hamilton Ave resident

From: Bryan Byrnside <bbyrnside@gmail.com>
Sent: Thursday, January 7, 2021 9:22 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Proposed Wedgewood Houston/Chestnut Hill UDO

To Whom It May Concern:

I am contacting you as a concerned resident of the Wedgewood Houston neighborhood. Over the past few months I have incurred great personal expense to purchase land in the neighborhood on which to build a new single-family (primary residence). An architect has been hired and houseplans are currently being drawn up. My builder and I have followed all standard policies and guidelines. It has recently come to my attention that, unbeknownst to myself, my builder and residents of the neighborhood, our city council member Colby Sledge has proposed a UDO for the WH/CH area. This legislation would have a catastrophic impact not only for myself but others in my position. As we are in the midst of a pandemic the vast majority of our government offices are running a reduced capacity with slower processing times. However, the proposed timeline of this legislation is quite to the contrary. Residents were only recently made aware of it and it is set to go to a vote in a matter of just a few weeks. Myself and other residents have attempted to contact Mr Sledge for clarification regarding the UDO and it has fallen on deaf ears. I emailed him on 12/28 and have yet to receive a response. How are members of the neighborhood expected to voice their concerns in the midst of a global health crisis when large social gatherings are prohibited? Based on my conversations with other homeowners in

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the neighborhood this UDO does not reflect the opinions of residents. The rushed timeline and lack of communication from Mr. Sledge could lead one to conclude that he is pursuing a personal agenda. I have spoken with the Planning Commission office and it was stated that a permit must be issued by Feb 3 in order to be exempt from the UDO restrictions. I implore you to delay the passing of the UDO until a reasonable amount of time has been given for residents to have their concerns addressed. In addition I would suggest that there be an extension for the issuing of permits. I understand your time is valuable but would greatly appreciate your consideration of this matter and any assistance you could offer.

Bryan Byrnside

Wedgewood Houston Resident

From: josh baxter <baxter280@yahoo.com>

Sent: Wednesday, December 23, 2020 2:02 PM

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

Subject: Wedgewood Houston/Chestnut Hill UDO

Dear Metro Nashville Planning Commission,

I am writing to you today to ask for a deferral of the proposed Wedgewood Houston/Chestnut Hill UDO. I am front line medical worker that has been taking care of our most vulnerable population, many of whom are, or unfortunately were, COVID-19 patients here in Nashville from February 2020 until the present. I have been a resident of Wedgewood Houston for almost 5 years. I recently purchased a single family lot on Hamilton Avenue. Due to COVID-19, the approval of construction plans and permit issuances have been delayed across all areas of the Metropolitan Nashville government. Due to the delays, my plans and permit will most likely not be approved by the January 21 Planning Commission hearing. The height restriction of 24 feet will not allow me to build my dream house, at it is presently drawn to be 31 feet. I have already spent hundreds of thousands of dollars to purchase the lot. The builder and the councilman both promised me that there would be vigorous discussion before the overlay was approved. If the overlay goes into effect at the first reading on January 21, 2021, my house cannot be built. I am asking for help in this matter. COVID-19 has affected us all. Please do not allow the delay to affect my ability to build the house I have worked so hard to make reality.

Respectfully,

Dr. Joshua Baxter

From: j b <baxter280@yahoo.com>

Sent: Tuesday, January 12, 2021 10:17 AM

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

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Cc: Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Adam Lafavor <adam@sobrolaw.com>
Subject: SNAP Supports Delay in UDO

Dear Planning Commissioners,

Last night, a SNAP community meeting was held in the Wedgewood Houston neighborhood. SNAP has not been consulted about councilman Sledge's proposal. SNAP is sending letters to both the councilman and your organization today to ask for a delay of the 1/21/21 meeting. Please take this into consideration.

Respectfully,
Dr. Josh Baxter

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

Good morning,

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

Thanks,

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

Dear Planning Commissioners -

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

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

Kind Regards,
Sara Danielle McConnell
536A Moore Avenue

From: Chase Parker <chase.w.parker@gmail.com>
Sent: Friday, January 8, 2021 8:59 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: DELAY THE. WEDGEWOOD HOUSTON/CHESTNUT HILL OVERLAY

Planning Office,

I am a resident of Wedgewood Houston living on Moore Avenue and I am very concerned about the proposed UDO. I believe pushing something like this through during COVID, when we can't meet in person about this, is irresponsible. This will greatly affect the neighborhood and I don't believe that enough people have had the opportunity to voice their opinions. On the 1 zoom meeting we had about this no one was able to see or hear other peoples questions. That's unacceptable for a proposal of this magnitude. I respectfully ask that you at least push this off until the neighborhood can come together in person and discuss this further.

Thank you for your consideration.

Chase Parker
[214-952-1236](tel:214-952-1236)

From: Jeff Gaw <jdgaw@comcast.net>
Sent: Friday, January 8, 2021 1:47 PM

Comments on January 21, 2021 MPC Agenda Items

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

Subject: UDO for Chesnutt Hill and Wedgewood Houston

Dear Planning commission,

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

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

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

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

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

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

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

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

Thanks.

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Jeff Gaw

From: Ashleigh Suarez <ashleighsuarez3@gmail.com>

Sent: Friday, January 8, 2021 2:15 PM

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

Subject: Wedgewood Houston UDO

I own the following address in Wedgewood Houston:

1702 Allison Pl

1712 Allison Pl

1714 Allison Pl

1718 Allison Pl

1800 Allison Pl

1806 Allison Pl

1709 Stewart Pl

1717 Stewart Pl

1719 Neal Terrace

1801 Neal Terrace

1712 Martin St.

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

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

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

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

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

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

Sincerely

Ashleigh Suarez

Suarez Family Holding, LLC

From: William Smallman <wsmallman@gmail.com>

Sent: Friday, January 8, 2021 2:44 PM

To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Adam Lafavor <adam@sobrolaw.com>

Subject: WHCH UDO Opt Out

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

137 Rains

142 Rains

144 Rains

146 Rains

148 Rains

150 Rains

2131 Byrum

2135 Byrum

2139 Byrum

2143 Byrum

2147 Byrum

444 Wingrove

442 Wingrove

440 Wingrove

438 Wingrove

521 Hamilton

522 Hamilton

536 Hamilton

1609 Hamilton

1703 Martin

1808 Allison Pl

1812 Allison Pl

1303 Little Hamilton Ave

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

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

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

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

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

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

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

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William Smallman

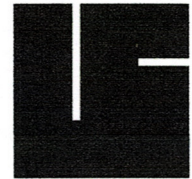
The Magness Group

(615) 424-8776

www.Facebook.com/TheMagnessGroup

www.Facebook.com/Rootedin12thS

Attachment from Chad Grout



January 8, 2021

Joni Williams, Manager
Metropolitan Nashville Planning Department
800 2nd Avenue South
Nashville, TN 37219
via email: Joni.Williams@nashville.gov

RE: Wedgewood-Houston / Chestnut Hill UDO & Zone Change – Case #2021Z-016PR-001

Joni,

I am writing in the capacity of my ownership of the industrial property at 609 Merritt Avenue.

I have had separate conversations this week with both you, Harriett, and many of the commercial property owners within the map area of this proposed UDO. It is clear from the information meeting on December 21, 2020, the Q&A document as provided by Planning, our virtual Q&A session on January 6, 2021 and subsequent phone conversations with area stakeholders that there is much critical detail missing from the current UDO document as it would impact my property and that of the other commercial property owners.

It is my understanding that an update will be proposed next week in advance of the Planning Commission hearing on January 21, 2021. However, one week is not nearly enough time to evaluate such a substantial piece of legislation. Therefore, I urgently request a deferral from the Planning Commission meeting currently scheduled for January 21, 2021.

Thank you for your consideration.

Chad M. Grout
chad@urbangrout.com

cc: Harriett Brooks, Planner, via email (Harriett.Brooks@nashville.gov)
Shawn Shepard, Planning Manager, via email (Shawn.Shepard@nashville.gov)
Lisa Milligan, Manager, via email (Lisa.Milligan@nashville.gov)
Bob Leeman, Deputy Director, via email (Bob.Leeman@nashville.gov)
Lucy Kempf, Executive Director, via email (Lucy.Kempf@nashville.gov)
Matthew Wilkinson, Council Office, via email (Matthew.Wilkinson@nashville.gov)
Councilman Colby Sledge, via email (Colby.Sledge@nashville.gov)

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Attachments from Andrew Donchez

SomeraRoad

January 8, 2021

Joni Williams, Manager
Metropolitan Nashville/Davidson County Planning Department
800 Second Avenue South, PO Box 196300
Nashville, TN 37219
Via email: Joni.Williams@nashville.gov

RE: Wedgewood Houston / Chestnut Hill UDO & Zone Change – Case # 2021Z-016PR-001

Ms. Williams,

As a follow up to my letter on 12/21/20 (attached), I would like to thank you for the opportunity to participate in the information session held on 12/23/20 and the follow up meeting on 1/5/21 to discuss the proposed UDO zoning (Case # 2021Z-016PR-001) for Wedgewood Houston and Chestnut Hill.

Based on the limited review and discussion we have had to date, we are concerned that the proposed UDO would have a significant impact on the underlying value, permitted uses and development potential of our property at 1300 Martin and 513-525 Merritt Ave. It would also appear that given the release of this document just prior to the end of the year, during the holidays and with little notice provided prior to the information session on 12/23/20, the UDO review process is being unnecessarily rushed to the detriment of community stakeholders.

As such, we would ask that the Planning Department postpone any public discussion or consideration of the proposed UDO by the Planning Commission until such time as we have had an opportunity to fully understand the implications and intent of the UDO.

Based on our initial review and brief discussions to date, I am confident that given adequate time to work collaboratively with Metro Planning and other stakeholders in Wedgewood-Houston and Chestnut Hill, a solution can be found to accommodate our concerns as part of the creation of a document that is consistent with the vision laid out for Wedgewood Houston in the October 2019 Planning Study.

It is our understanding that a follow up information session is scheduled for 1/12/21 at 4pm. Given this short window of time, we do not believe we have been provided adequate time to fully review the proposed UDO and work with Metro Planning to address our comments and concerns. As such, we would ask that any public comment or consideration by the Planning Commission at their 1/21/21 meeting be deferred until a later date.

Thank you in advance and we look forward to discussing further.

Sincerely,

Andrew T. Donchez

SomeraRoad, Inc.
Andrew T. Donchez

Cc: Harriett Brooks, Planner via email (Harriet.Brooks@Nashville.gov)
Shawn Shepard, Planning Manager, via email (Shawn.Shepard@nashville.gov)
Lisa Milligan, Manager, via email (Lisa.Milligan@nashville.gov)
Bob Leeman, Deputy Director, via email (bob.leeman@nashville.gov)
Lucy Kempf, Executive Director, via email (Lucy.kempf@nashville.gov)
Councilman Colby Sledge, via email (Colby.Sledge@nashville.gov)
Matthew Wilkinson, Council Office, via email (Matthew.Wilkinson@nashville.gov)

SomeraRoad

Harriett Brooks, Planner
Metropolitan Nashville/Davidson County Planning Department
800 Second Avenue South, PO Box 196300
Nashville, TN 37219
Via email: Harriet.Brooks@Nashville.gov

RE: Wedgewood Houston / Chestnut Hill UDO & Zone Change

Ms. Brooks,

We are owners of property located in the Wedgewood Houston neighborhood of Nashville at 1300 Martin Street; as well as 513, 515 and 525 Merritt Avenue and have recently opened our office in Nashville at 1300 Martin. We were recently made aware of the proposed Wedgewood-Houston Chestnut Hill Urban Design Overlay Zoning.

As we have received the draft UDO document just prior to the first public information session to be held this evening on 12/21/20, we would reserve the right to further comment and request that all stake holders in the Wedgewood Houston and Chestnut Hill neighborhoods be given opportunity to review the proposed document and engage in a collaborative process prior to any official action being take on the proposed UDO.

It does appear, based on our initial review that the proposed UDO would have a significant effect on the permitted uses, design and scale of any proposed development permitted in the IWD Zoning; and is a departure from the guidance and districts defined in both the October 2019 Wedgewood-Houston & Chestnut Hill Planning Study as well as the T4-MU designation in Metro Planning Community Character Manual for sites along Merritt Avenue zoned IWD. Additionally, our property is located within the “Tier 1 Development Zone” identified by the Nashville Next Downtown Community Plan, the boundaries of which seem to be in conflict with those proposed in the UDO.

We would ask for clarification on the above questions and for the opportunity to work collaboratively with Metro Planning on the proposed UDO before any formal action is taken.

Thank you in advance and we look forward to discussing further.

Sincerely,

Andrew T. Donchez

SomeraRoad, Inc.
Andrew T. Donchez

130 W 42nd Street, 22nd Floor
New York, NY 10036

Cc: Joni Williams, Manager, via email (Joni.Williams@nashville.gov)
Shawn Shepard, Planning Manager, via email (Shawn.Shepard@nashville.gov)
Lisa Milligan, Manager, via email (Lisa.Milligan@nashville.gov)
Bob Leeman, Deputy Director, via email (bob.leeman@nashville.gov)
Lucy Kempf, Executive Director, via email (Lucy.kempf@nashville.gov)
Councilman Colby Sledge, via email (Colby.Sledge@nashville.gov)
Matthew Wilkinson, Council Office, via email (Matthew.Wilkinson@nashville.gov)

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Received through January 19, 2020

From: Donald Jenkins <donaldjenkinsnow@gmail.com>

Sent: Friday, January 8, 2021 7:27 PM

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

Subject: WeHo UDO: Opt Out

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

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

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

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

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

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

--

Donald Jenkins

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Received through January 19, 2020

From: Chris Scheele <1manofscheele@gmail.com>
Sent: Friday, January 8, 2021 7:40 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: UDO

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

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

Chris Scheele

From: Iveylee Trump <iveyleetrump@protonmail.com>
Sent: Saturday, January 9, 2021 9:54 AM
To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Brooks, Harriett (Planning) <Harriett.Brooks@nashville.gov>; McCullough, Stephanie (Planning) <Stephanie.McCullough@nashville.gov>
Cc: christrump@protonmail.com
Subject: Fwd: 518 Hamilton Ave - UDO

To Whom It May Concern,

I own (along with me husband) 518 Hamilton Ave in Wedgewood Houston. I do not support the proposed UDO as it does not match what I believe was the intent of the planning study from 2019. It has been rushed with very little

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transparency. I am formally opting out of the overlay. Please mark me as an opt out and let me know if you need any paperwork to make it more formal. I would be willing to entertain a future UDO if the following items are adjusted.

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

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

3.) Stacking of units should not be a requirement for any housing type. For example, a triplex should be able to have 2 ground floor units instead forcing owners to walk up one to two flights of stairs to gain access to their home.

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

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

Thank you,

Iveylee Trump

From: Nicole McLeod <Nicole.McLeod@RaymondJames.com>
Sent: Saturday, January 9, 2021 12:57 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Please delay UDO in WeHo

I'm a resident of WeHo and would like to delay UDO for more time to evaluate.

Sincerely,
Nicole McLeod

Raymond James & Associates, Inc. member NYSE/SIPC.

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From: lindley duncan <lindley_state@yahoo.com>
Sent: Sunday, January 10, 2021 8:17 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject:

Hello

I live in weho. I know absolutely nothing about this UDO proposal. I have not been allow to ask questions by the councilman. He has been unresponsive to resident questions. Why is this being rushed through so fast? We are simply asking for a delay to evaluate the proposal.

Thanks,
Lindley

Sent from my iPhone

From: Joseph Arena <jarena@villagetn.com>
Sent: Monday, January 11, 2021 8:01 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Zoning change to take effect

Good morning,

I'm inquiring about subject property at 316 Edith Ave's rezoning.

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The reference from Metropolitan Planning commission on this parcel of land is below:

2020Z-018PR-001

When would the rezoning of this property finalize if approved? What would its conditions be if approved?

Thank you,

--

Joseph Arena Realtor®

615-266-4015

Village Real Estate

josepharena.VillageRealEstate.com

From: Danielle Dean <edanielledean@gmail.com>

Sent: Monday, January 11, 2021 9:25 AM

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

Cc: Danielle Spence <sdspence84@gmail.com>; Megan Milner <ameganmilner@gmail.com>

Subject: Re: UDO - Wedgewood Houston

Hello,

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

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

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

Sincerely,

Danielle Dean Nelson

538A Moore Ave, Nashville, TN 37203

From: Steve Wise <snwise1@gmail.com>

Sent: Monday, January 11, 2021 1:24 PM

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

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

<whchudo@nashville.gov>; adam@sobrolaw.com

Subject: Wedgewood Houston UDO Opt Out

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

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

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

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

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

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

Thank you for your prompt consideration of these important objections.

Sincerely,

Steve Wise

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Homeowner

From: j b <baxter280@yahoo.com>
Sent: Monday, January 11, 2021 1:46 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Wedgewood Houston/Chestnut Hill UDO

Dear Commissioners,

I am writing on behalf of over 120 residents of Wedgewood Houston and Chestnut Hill. We have signed an online petition asking to please delay the UDO proposal of councilman Sledge on 1/21/21. This has been a rushed proposal. We are asking for a delay so we can examine and provide feedback to the councilman. Many of us have not had questions answered and do not understand the impact this proposal will have on our community. Many of us have been told by planning staff that this proposal's timeline does not follow other UDO proposals. Again, we are not opposed to the UDO we are just asking for more time to evaluate the proposal. This proposal could easily be presented in February or March meetings. Please consider our request.

Dr. Joshua Baxter

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

Hi,

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

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

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

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

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

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

I would prefer a delay before issuing blanket economic restrictions across a neighborhood a few miles from downtown. Please allow our community and South Nashville Action People time to meet so that the community

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can further discuss the impacts of the WHCH UDO. I would also like to thank Planning and our Councilman for providing the URL to attend this week's meeting before the day of the meeting.

Thank you,

Will Ward

From: David Terebessy <david.terebessy@gmail.com>

Sent: Tuesday, January 12, 2021 7:09 AM

To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>; Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Hurt, Sharon (Council Member) <Sharon.Hurt@nashville.gov>; Glover, Steve (Council Member) <Steve.Glover@nashville.gov>; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>

Subject: Wedgewood Houston UDO - Request for Delay

Hello Planning Commission and Metro Officials,

My name is David Terebessy. I have been a Wedgewood Houston home owner / resident since 2016. My address is 1715 Allison Place. I am writing to request a delay on the UDO proposal. Given the proposal's ramifications for my home, including future value and renovation plans, I am strongly requesting a delay to thoroughly review the details. More time is required for those who are unfamiliar with the terminology and potential implications.

I am disappointed this complex proposal is seemingly being rushed through the process in a pandemic. During these times, the traditional lines of communication are not nearly as effective - especially for a complex proposal.

At this time, I do not support the UDO. Please give an adequate delay that allows time to study the proposal and its impact on my home and future renovation options.

Regards,

David Terebessy

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From: Lauren Byrd <byrdln1@gmail.com>
Sent: Tuesday, January 12, 2021 10:54 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: UDO proposal

I'm emailing to request a delay in the UDO proposal.

Thank you,
Lauren Byrd
1704A Carvell ave
Nashville, TN
37203

From: Ronnie Lee Booth III <ronnieleebooth@gmail.com>
Sent: Monday, January 11, 2021 7:46 PM
To: Wedgewood Houston Chestnut Hill UDO (Planning) <whchudo@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>; Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>; Josh Hellmer <hellmerj@hotmail.com>
Subject: Chestnut Hill Overlay

Good evening,

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

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

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

I've been working in this neighborhood for many years and live on 2nd Ave. S. myself. In all my years of living here I have not come across one neighbor that didn't like the development going on in our neighborhood. Not one. The only

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comment that I ever received other than positive thoughts, was that the color of the front of my home was a little “stark” - so I painted it a different color. I’m not opposed to a contextual overlay, but I’m certainly opposed to this one.

-Ronnie Lee Booth III

SUPPORT

From: Kyle Frohock <kyle.frohock@live.com>
Sent: Monday, January 11, 2021 4:45 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Sledge, Colby (Council Member) <Colby.Sledge@nashville.gov>
Subject: WhCh UDO - neighbor support for adoption

Dear Planning Commission,

I am writing in favor of the WhCh UDO document put forth most recently. I do welcome community input and engagement in the process, and want to share my concern about the heights and sizes of new development in our neighborhood. This UDO attempts to allow for new development adjacent my original 1940s cottage style home that also takes into consideration the jarring juxtaposition of the new build heights we’re seeing all over WeHo. It makes no sense to me as a neighbor (and community developer) but complete sense on a financial balance sheet. There has to be a limit and I think this UDO strikes that balance as good as anything else I’ve heard suggested (such as a set/blanket maximum height for new construction).

Delaying the UDO approval longer will just allow developers to do more of what they are already doing: overbuilding and rapidly densifying our neighborhood—especially next to original homes that are in excellent shape like mine.

Kind regards,

Kyle Frohock
1608 Martin St
Nashville, TN 37203
615-354-3565

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From: Billy Brooks <brooks.nsh@gmail.com>

Sent: Tuesday, January 12, 2021 4:50 PM

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

Subject: Wedgewood Houston/Chestnut Hill Urban Design Overlay

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

Thank you.

William (Billy) Brooks

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Item 11: 2019SP-007-002

OPPOSITION

From: venk mani <venk_mani@hotmail.com>
Sent: Monday, January 11, 2021 8:55 AM
To: McCaig, Anita D. (Planning) <Anita.McCaig@nashville.gov>
Subject: Case 2019SP-007-002

Dear Metro planning commission:

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

Sincerely,

Venk & Usha Mani.

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Item 12: 2021Z-006PR-001

OPPOSITION

From: Ted Chapin <chapin.ted@gmail.com>

Sent: Thursday, January 14, 2021 9:21 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2021Z-006PR-001

Planning Commissioners and Councilman Taylor,

I oppose the rezoning of 1712 Arthur Ave. Parcel ID 08112000700 from RS(5) to R6. This property has changed hands twice in 2020. Both times this property was sold, the investors were well aware it was zoned RS(5) and are asking the planning commission to double their profit potential with the stroke of a pen. Lots on either side of this parcel are ALSO zoned RS(5). This property is on a busy street across from Elizabeth Park. Increased housing density will facilitate more traffic and will require more parking. Arthur Avenue has bike lanes and parking is purposefully limited already. More housing density on particularly this section of Arthur Ave will usurp public parking from Elizabeth Park and make that facility less accessible to those in the neighborhood (mostly elderly) who need to drive to get there. My neighbors should not be asked to permanently sacrifice access to a public facility in order to put money in the pockets of a real estate investor. One nice single family home at an affordable price will still make BOLT REAL ESTATE a nice profit, and would be a welcome development on Arthur Ave. They should be satisfied with that opportunity and the neighborhood will appreciate their respect and understanding.

Sincerely,

Ted Chapin

1820 11th Ave N

Nashville, TN 37208

M:615-473-4212

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Item 20: 2021SP-001-001

OPPOSITION

From: Charlotte Cooper <jccoopernash@comcast.net>

Sent: Tuesday, January 19, 2021 1:01 PM

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

Subject: Pls Remove Item 20 from Consent Agenda and Vote NO on Item 20 and Item 39

I am writing to request that item 20, 2021SP-001-001, 4027 Red Rose Court, District 2, be removed from the consent agenda.

I am also requesting that the Commissioners vote NO on this item, along with item 39. Both items are requesting a rezone from RS to SP for the express purpose of allowing a DADU. DADUs in RS zoning are not appropriate; it defeats the meaning of Residential Single Family. It also sets a dangerous precedent for all RS neighborhoods. This is merely creating a loophole.

I remember when Councilwoman Burkley Allen discussed a bill that would allow DADUs in all RS neighborhoods. Neighborhoods were extremely opposed; her bill went no where. I believe without the pandemic and all public meetings being virtual, you would again see enormous opposition. It is a shame that so many things are getting approved without proper public knowledge.

I would also like to express my opposition to items 18, 25, 28, 29, 30, 31, 32, 33 and 34 - ALL on the Consent Agenda. These are also requesting a rezone from RS to something else. It appears from what I can read in the Staff Report that these properties are situated in RS areas. Some may be located on arterial streets, and the neighborhoods may be Neighborhoods Evolving, but it still has the appearance of 'spot zoning'. I understand 'spot zoning' are not words you want to hear, but what else can you call it. By definition, spot zoning is the process of singling out one parcel of land for use totally different from that of the surrounding area for the benefit of the property owner. Increasing density is first and foremost for the benefit of the owner; there may be a secondary benefit of providing additional housing, but the first benefit is always for the property owner, and many times at the detriment of the surrounding property owners.

Thank you for your time.

Charlotte Cooper

3409 Trimble Road

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District 34

From: phwilliams2@comcast.net <phwilliams2@comcast.net>

Sent: Tuesday, January 19, 2021 1:25 PM

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

Subject: Re: Pls Remove Item 20 from Consent Agenda and Vote NO on Item 20 and Item 39

To make this short, I would like to echo everything that Charlotte Cooper said. I totally agree with her.

Pat Williams

4301 Elkins Avenue

Nashville, TN 37209

From: M Stroop <mcstroop@gmail.com>

Sent: Tuesday, January 19, 2021 2:13 PM

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

Subject: Items 20 & 39: NO

Hello Commissioners,

Please do not pass Items 20 or 39 to add DADU's to our RS zoning. This is contrary to what RS zoning means. Some of us bought specifically to not have multiple housing units around our houses.

Thank you,

M'Lissa Stroop

4615 Shys Hill Rd

37215

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Item 36: 2021S-001R-001 (Subdivision Regulations Amendment)

SUPPORT

From: Michael Garrigan <michael@daleandassociates.net>
Sent: Wednesday, January 13, 2021 8:57 AM
To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>
Subject: RE: NE Policy with Lot Comparability Question

Thank you Shawn. I really appreciate it. I am in favor of the amendment.

From: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>
Sent: Wednesday, January 13, 2021 6:48 AM
To: Michael Garrigan <michael@daleandassociates.net>
Subject: RE: NE Policy with Lot Comparability Question

That's right. The compatibility standards for side and width would only apply to infill lots in NM. For NE lots, they still won't have to meet compatibility, even if this amendment passes.

The only difference from today is that infill NE will have to meet a minimum frontage. But it's the same set number for all T3 or T4 lots. It's not based on the surrounding calculation.

Shawn M Shepard, AICP

Senior Planner | Land Development
phone: 615.862.6263

From: Michael Garrigan <michael@daleandassociates.net>
Sent: Tuesday, January 12, 2021 4:42 PM
To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>
Subject: RE: NE Policy with Lot Comparability Question

Thanks Shawn. So if passed, all that will be effected is the minimum widths of lots in NE policy. They will still not be subject to lot comparability for size or width correct?

From: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>
Sent: Monday, January 11, 2021 10:28 AM
To: Michael Garrigan <michael@daleandassociates.net>
Subject: RE: NE Policy with Lot Comparability Question

Hi Michael,

Lisa forwarded along your message, as I'm the reviewer on a current proposal that is related to your question.

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Under current regulations, infill subdivisions in NM policy are required to meet compatibility standards for lot size, frontage, orientation and setbacks. Infill subdivisions in NE policy are not. So infill lots created along an existing street in NE policy areas must meet the lot size of the base zoning, but there are no standards that govern the dimensions of those lots (whereas there are in NM policy).

The amendment you're thinking may have just occurred has not yet been considered by the Commission. The Planning Commission is scheduled to hold a public hearing on 1/21 about some possible amendments to the subdivision regulations. You can view the draft amendments here:

<https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subdivregs/SubdivisionRegsAmendmentReviewDraft-121020.pdf>

If those amendments were to be approved, then infill lots along existing streets in NE policy areas would have a minimum frontage requirement. As drafted, those lots would need to be 50' wide in T3 NE areas and 40' wide in T4 NE areas, with a minimum of 35' for lots on existing cul-de-sacs. This is not the same as NM compatibility, where it is based on surrounding. These are just overall minimums.

If you have comments about this proposal, we strongly encourage you to send those to the MPC, or to call in during the 1/21 meeting and share your input. Despite sending notice of the possible amendments and opportunity to comment to almost 4,400 email addresses, we have received very few comments or questions so far. The staff report will be published this Friday, 1/15. If you submit comments in the next couple of days, I'll be able to consider them when drafting my staff recommendations. After Friday, comments will simply be shared with the MPC for them to consider during the public hearing and deliberations on the proposal.

I'd also be glad to answer questions or discuss further if you need any clarifications before sending comments.

Thanks,

Shawn

Shawn M Shepard, AICP

Senior Planner | Land Development

phone: 615.862.6263

From: Michael Garrigan <michael@daleandassociates.net>

Sent: Monday, January 11, 2021 9:58 AM

To: Milligan, Lisa (Planning) <Lisa.Milligan@nashville.gov>

Subject: NE Policy with Lot Comparability Question

Lisa, I believe you guys just amended the Sub Regs to address such but wanted to be sure. Do NE policies now fall under the requirements for lot comparability like NM policies used to?

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Received through January 19, 2020

OPPOSITION

From: Cane Ridge Community Club <caneridgecommunityclub@gmail.com>

Sent: Tuesday, January 5, 2021 7:20 PM

To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>

Subject: Re: Notice of Proposed Subdivision Regulation Amendments and Opportunity for Input

Planning:

I have tried to review this. I find it very frustrating that this proposed change was sent out right before holidays and in the midst of Covid for review. This sounds like something that could have significant impact, but there's no way for us to just sit down and ask questions.

I don't think this ought to be closed for comments by Jan 8. I think it should not be on public comment on Jan 21. Instead, I think there ought to be a public (zoom) meeting to explain the impact/differences. Then allow a comment period. THEN do the public official comment.

We're not really getting an opportunity to participate. I feel very handicapped by the timeline and lack of public meetings.

PLEASE SCHEDULE A ZOOM MEETING FOR CITIZENS AND EXPLAIN IT, AND ALLOW US TO ASK QUESTIONS.

Thanks!

Twana Chick

Cane Ridge

Cane Ridge Community Club:

an all-volunteer organization since 1920

Our [Facebook](#) page

The [facility Usage Form](#)

Website: <https://caneridgecommunityclub.org>

[Cane Ridge Community Resource Declaration](#)

A volunteer: 615-497-2981

Regular potluck community meetings first Monday of each month at 6:00 p.m.

Thank you for contacting us!

From: Brandon Mcdonald <brandonm@urbandwellhomes.com>

Sent: Friday, December 11, 2020 10:03 AM

To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>

Cc: Brandon Rumbley <brandonr@urbandwellhomes.com>; Jason Dodge <jason@urbandwellhomes.com>

Subject: Proposed subdivision frontage regulations

Shawn,

I received the email that outlines a new proposal to further restrict infill lot subdivisions by mandating additional minimum frontage limitations. Everytime metro passes one of these blanket laws, certain areas are negatively impacted for growth. Individual homeowners that currently own property that meet the subdivision criteria will now have tens of thousands, if not hundreds of thousands of dollars taken away by yet another policy that limits individual property rights. This wont hurt developers and builders like myself, this will simply take money from existing homeowners, many

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of whom have only this house or property as an asset. We simply wont buy and less units will be built. Many of these parcels you seek to limit further are in the poorer areas like Bordeaux where growth has already passed that area by because of restrictive single family zoning. This should be up to the council people and their districts to decide on a case by case basis.

--

Brandon McDonald
Urban Dwell Homes
615-594-6838

COMMENT

From: 12strings22@gmail.com <12strings22@gmail.com>
Sent: Friday, January 8, 2021 1:05 PM
To: Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>
Subject: proposed new Sub Reg 3-5, 3

EDITING SUB REG 3-5, 3:

DELETE the final proposed paragraph of 3.c:

The Commission may grant an exception to the minimum lot frontage requirements of this subsection by considering the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information.

DELETE BECAUSE: Sub regs shouldn't steer Commissioners on how to rule on variances.

DELETE BECAUSE: The inclusion of "and other relevant information" changes that paragraph's meaning to *The Commission may grant an exception by considering relevant information*. MPC By-Laws say that already.

DELETE BECAUSE: If sub reg 3.c needs a "how to grant a variance" paragraph, then *every other sub reg* needs one too.

Comments on January 21, 2021 MPC Agenda Items

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Item 39: 2020SP-050-001

OPPOSITION

From: M Stroop <mcstroop@gmail.com>

Sent: Tuesday, January 19, 2021 2:13 PM

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

Subject: Items 20 & 39: NO

Hello Commissioners,

Please do not pass Items 20 or 39 to add DADU's to our RS zoning. This is contrary to what RS zoning means. Some of us bought specifically to not have multiple housing units around our houses.

Thank you,

M'Lissa Stroop

4615 Shys Hill Rd

37215

Comments on January 21, 2021 MPC Agenda Items

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Item 40: 2020S-176-001

SUPPORT

From: Tim Polston <tim@polstonandpolston.com>

Sent: Tuesday, January 19, 2021 7:49 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>

Cc: Trevor Garrett <trevor@cobaltventuresllc.com>

Subject: Swinging Bridge Subdivision (2020S-176-001)

I am writing in support of the Swinging Bridge Subdivision to create multiple lots along Hickerson Street. As the Owner of 335, 337 & 339 Keeton Avenue, I like the idea of houses built on foundations as an alternative to the trailers that are across the street from the target site.

I attended two meetings over the last year and a half that Larry Hagar hosted, along with Planning staff, regarding this site, and I am in favor of Trevor Garrett's vision here.

I hope that you approve this subdivision as submitted.

Respectfully,

Tim Polston

615-300-7489

From: Julie Faulkner <juliefaulkner1980@yahoo.com>

Sent: Tuesday, January 19, 2021 9:48 AM

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

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

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>; trevor@cobaltventuresllc.com

Subject: Swinging Bridge Subdivision (2020S-176-001)

Good Morning,

I am writing to communicate my support of the Swinging Bridge Subdivision to create 8 lots along Hickerson Street (case #2020s-176-001). I lived in Nashville for 5 years before relocating to another state due to my husband's job. We eventually came back in the Fall of 2019 because Tennessee is our home, with Nashville being a place we hold close to our hearts. We bought a home in Old Hickory and have fallen in love with the community.

I ask that you vote to approve this subdivision as submitted.

Thank you!

Julie Faulkner Eby

1300 Cunningham Street

Old Hickory, TN 37138

From: Tim Jester <tjester@rousselassoc.com>

Sent: Tuesday, January 19, 2021 10:13 AM

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

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>; Trevor Garrett <trevor@cobaltventuresllc.com>

Subject: PLEASE APPROVE - Swinging Bridge Subdivision (2020S-176-001)

Dear Planning Commission,

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I am writing to show my ardent support for the Swinging Bridge subdivision which will create 8 lots along Hickerson Street (Case #2020S-176-001).

I live in the community at 808 Cleves Street, Old Hickory and I travel Swinging Bridge often. For the life of me I do not understand what might cause planning department staff to think this plan does not fit the neighborhood. Would they prefer the development be a trailer park similar to the one that can be found across the street?

There is literally no architectural cohesion in that particular area. There are no homes of historical significance. Development of this land would increase property values on every side. The community wants it. Our councilman supports it.

Please approve this development. There is no legitimate reason to do anything other than approve.

Thank you!

Tim

Timothy R. Jester, CFP®

Investment Adviser Representative*

Roussel and Associates

216 Centerview Drive, Suite 115

Brentwood, TN 37027

(615) 377-2935 - phone

(615) 377-1950 – facsimile

www.rousselandassociates.com

From: Conor Rowe <conor@thehowarthgroup.com>

Sent: Tuesday, January 19, 2021 10:25 AM

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

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

Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>; trevor@cobaltventuresllc.com

Subject: Swinging Bridge Subdivision (2020S-176-001)

To whom it may concern,

I am writing in support of the Swinging Bridge Subdivision to create 8 lots along Hickerson Street (Case #2020S-176-001).

The developer has worked with the neighborhood for over a year to plan this subdivision to create new homes in the Rayon City community. I believe this development will positively impact the area. There have already been a handful of bungalows built in Rayon by this developer that I feel perfectly encapsulate the aesthetic of our historic city, and to turn them away now, after having already allowed several other builds to move forward, would only stall the growth of our neighborhood. A growth that many of us, including myself, want to continue.

I ask that you vote to approve this subdivision as submitted as I believe affordable housing in our area can only help further the positive growth of our community, neighborhood, and city.

Conor Rowe


[108 Newell Ave](#)


[Old Hickory, TN 37138](#)



Conor Rowe AIC

Claims Specialist , **The Howarth Group**

 [800-647-2236](tel:800-647-2236)

 [615-428-7096](tel:615-428-7096)

 Conor@TheHowarthGroup.com

 <https://www.TheHowarthGroup.com>

 [137 3rd Ave N Franklin, TN 37064](#)

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

From: bruce lawrence <brucejlawrence@yahoo.com>
Sent: Tuesday, January 19, 2021 4:04 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Subject: Swinging Bridge Subdivision (2020S-176-001)

I am writing in support of the Swinging Bridge Subdivision to create 8 lots along Hickerson Street (Case #2020S-176-001). The developer has worked with the neighborhood for over a year to plan this subdivision to create new homes in the Rayon City community. I believe this development will positively impact the area. I ask that you vote to approve this subdivision as submitted.

Bruce Lawrence
323-868-8780

From: Hendrixson, Radley <Radley.Hendrixson@colliers.com>
Sent: Tuesday, January 19, 2021 4:20 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Lewis, Amelia (Planning) <Amelia.Lewis@nashville.gov>; Trevor Garrett <trevor@cobaltventuresllc.com>
Subject: Swinging Bridge Subdivision (2020S-176-001)

Dear Planning Commission,

I am writing in support of the Swinging Bridge Subdivision to create 8 lots along Hickerson Street (Case #2020S-176-001). As a long-time resident of Old Hickory and a commercial real estate broker, this is exactly the type of development the community needs. I ask that you vote to approve this subdivision as submitted.

Radley Hendrixson
2101 Lakeshore Drive
Old Hickory, TN 37138

Radley Hendrixson, CCIM
Senior Vice President | Nashville Office
Direct 615 850 2745 | Mobile 615 533 9331

Main 615 850 2700
Radley.Hendrixson@Colliers.com

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Colliers International

615 3rd Avenue South, Ste 500

Nashville, TN 37201

www.Colliers.com

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Received through January 19, 2020

Item 42: 2020S-203-001

OPPOSITION

From: Dorothy Dobson <dorothy.dobson@ymail.com>

Sent: Sunday, January 17, 2021 12:46 AM

To: Planning.Commissioners@Nashville.gov

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case# 2020S-203-001

I grew up at 2502 Old Matthews Rd, formerly 535 Old Matthews Rd, there was once a house there. Then they built Trinity Hills and changed the addresses. This

property has been in my family for over 70 years and in all those years the driveway, now known as Webster Dr, was inside our property line. Now, not only are

pieces of my property being nibbled off on the driveway side, but the location of the stormwater retention area will allow water to drain down and wash what's left of

the drive into Old Matthews Rd. And I still don't see putting a subdivision inside of a subdivision. Turning off Webster onto Old Matthews is already hazardous due to

high traffic and a blind curve. With the complex at Old Matthews and W. Trinity La. rushing toward completion it's going to be a terrible mess trying to come in and

get out of Old Matthews Rd. I say no for this project!!!

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Item 43: 2020S-207-001

OPPOSITION

From: Paola DeLucas <blueyz0616@gmail.com>

Sent: Sunday, December 20, 2020 8:15 AM

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

Subject: Opposition to Chandler Reserve Case 2020S-207-001

My husband and I live at 152 Dueler Drive in Hermitage, which is part of the Heritage Hills subdivision bordering the north end of the proposed Chandler Reserve.

The selling point for us in purchasing the property in Heritage Hills was the promise of privacy. Our home backs to trees and an open area. From our kitchen, bedroom and living room windows, as well as our covered back porch, we can sit and enjoy nature - watching birds, turkeys, deer and other animals in a natural habitat.

This view and these animals are being threatened with expulsion by this proposed development. We understand that development is necessary - although with a 34% higher tax burden in place we can't figure out who in their right mind would support living in Davidson County.

What we are specifically opposed to with this proposal is the extension of Lady Nashville Drive through the open area behind our homes (We already have enough trouble with people speeding through our development to avoid the major roads), and the cramming of 11 homes in the open area behind our house. This will increase the noise level, traffic and lighting behind our home, and it will decrease the privacy that we were promised when we made the decision to purchase our home.

We prefer to keep the trees and open space as our view. We do not support having to look at the back of someone else's house off of our back porch.

If this development receives approval to move forward, we stress that there must be some physical barrier of separation between Heritage Hills and Chandler Reserve - whether it be natural (preferred) or man-made.

The proposal for Chandler Reserve details plans for open space and walking trails - preserving nature for future residents. Please respect our wish to have the same natural setting surrounding our development, which is what we were promised.

Comments on January 21, 2021 MPC Agenda Items

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Paola DeLucas

152 Dueler Drive

Hermitage TN 37076

From: Nathan Thweatt <nathanthweatt@gmail.com>

Sent: Tuesday, January 19, 2021 9:17 AM

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

Subject: Regarding Chandler Reserve Development

This development is planned for my backyard. 100 year old shellbark hickory trees live on that land along with deer, turkey, rabbit, squirrels, raccoons, skunks, owls, hawks and countless other bird and lizard species. It really would make a fantastic wildlife reserve or park rather than a housing development. The bedrock there is close to the surface and loaded with marine fossils where an ancient sea once existed during a time called the ordovician period. I've found hundreds of fossils myself there. We can't stop progress but we still need our green spaces. Let's keep this one.

--

Nathan Thweatt

Vanderbilt University Medical Center

From: mmoshier <mmoshier@rocketmail.com>

Sent: Tuesday, January 19, 2021 9:40 AM

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

Subject: case #2020S-207-001

Planning Commissioners and Council Members-

My name is Melissa Edwards, and I'm a resident of the heritage hills neighborhood. I'm writing to you to voice my concern about the chandler reserve development.

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My husband and I chose the heritage hills neighborhood in particular because it was small. We did not want to be in a large neighborhood. Every time we went and looked at houses in a large neighborhood I did not feel safe. I felt that any body could be in the neighborhood and nobody would notice, because of the size. In our small neighborhood we know the cars that drive up and down the roads, we recognize our neighbors and their children walking the streets. My fear, concern, and unease is that if chandler reserve connects to our neighborhood via lady nashville dr, that our safety of our small neighborhood goes completely away.

This same thing happened to my mother and father in law. They lived in a small neighborhood and once a developer built more houses and connected them to multiple neighborhoods, car accidents and crime went up because more people were driving through their neighborhood. I don't want that for our community. We have lots of young families here. They shouldn't have to be worried of increased traffic and strangers driving through our neighborhood to get to a different one.

In conclusion I'm opposed to the development of chandler reserve if it has to include a connecting drive to our beloved small heritage hills neighborhood.

Melissa Edwards

Sent from my Verizon, Samsung Galaxy smartphone

From: Joe DeLucas <somairot616@gmail.com>

Sent: Sunday, January 17, 2021 1:22 PM

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

Subject: Opposition to Chandler Reserve - Case 2020S-207-001

Hello County Committee Members,

My Name is Joe DeLucas. I am a Davidson County resident. I live at 152 Dueler Dr in Hermitage Tn. I am writing to discuss my OPPOSITION to case# 2020S-207-001 Chandler Reserve. When my wife and I purchased this property in 2018, Ole South sold our lot and others on Dueler Dr. as "privacy lots" since they were backed up to a wooded area. I specifically asked Steve, the Ole South representative, if there were plans to build in that wooded area. His response was "NO, Davidson County won't permit building there because of the reservoir pond and the water runoff." It was because of this response that we purchased our property on Dueler Dr. Now only 2 years later not only is Davidson County raising all property taxes an exorbitant 34%, they are changing course on that directive.

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I know that some of our neighbors, as well as us, are not happy with Davidson county's Chandler Reserve proposal and are strongly opposed to building any structure between Lady Nashville, Garland and Dueler through to Leesa Ann Drive in the Chandler Reserve lot. All extending Lady Nashville from Lebanon (the main road) to Leesa Ann and Tulip Grove road will do is cause a shortcut for motorists to get to Tulip Grove by eliminating Lebanon and will cause extensive traffic in our tiny community and a danger hazard to the children in our neighborhood. People speed enough through this neighborhood, and causing more traffic will be detrimental to our residents. Do you care about our children's safety or is money your only driving force?

We don't need more homes staring into our bedrooms. This is not New York City. We need a good balance of property and nature to globally sustain. You are proposing taking that away from this city. What is Davidson county's plan to relocate the massive amounts of Turkey, Deer and Birds living within Chandler Reserve? Do you have one? By building these unnecessary and unneeded homes, that no one in their right mind would purchase when they can go a few hundred yards and pay a reasonable property tax in Wilson county, you are eliminating the homes of wildlife. Again, this is not New York City. We need wildlife here.

There was a zoom meeting with the builders and Davidson County officials. Several of the Heritage Hills residents' questions were not answered sufficiently. The representative of Meritage builders didn't have a clear plan to keep the existing Heritage Hills community safe from the crime of Tulip Grove, nor did he know how to keep the privacy and security of the lots on Dueler Drive. There is already a wooded tree lot there, and he proposed tearing it out for bushes. Since Heritage Hills is an HOA we asked who would be responsible for the deterioration of our roads because of the excessive traffic caused by them opening up our development to the public to use as a pass through. They had no answer. Our HOA isn't equipped to be responsible for patching roads as often as this traffic will create. Choosing money over citizen happiness and safety is a mistake, especially after the tragic events of Christmas day. We need to spend our money and resources rebuilding Nashville, not over building it. We strongly request you do the right thing for Davidson County and reject Chandler Reserve. Safety should be your main concern, especially in these trying times. Approving this will be a detriment to our county.

Sincerely,

Joseph DeLucas
152 Dueler Dr.
Hermitage, Tn 37076
610-662-7638
somairot616@gmail.com

From: Leah Jones <jones.leah18@gmail.com>

Sent: Tuesday, January 19, 2021 11:04 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Wilkinson, Matthew (Council Office) <Matthew.Wilkinson@nashville.gov>; Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

Subject: Heritage Hills Neighborhood

Hi my name is Leah Jones. I live at 761 Garland Dr, Hermitage, TN 37076 (the Heritage Hills Neighborhood)

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I know you are considering to let Meritage Homes builders add a neighborhood behind us and to connect to our neighborhood and Lesa Ann. As someone who has lived here in this community for a year and a half I would ask you to consider not doing this. I have attached a photo that my husband took of a deer standing in our street. Deer and other wildlife in the street and running between houses is a common occurrence here. They live in the wooded area where they would like to build. Where will these animals be able to relocate to while still having a good and water sources?

Our community also has a strong neighborhood watch, we live in a quiet neighborhood and don't have issues with theft here, that is why we like living here. Most of us have cameras with the Neighborhood app from ring security. On a weekly basis that app is notifying us to packages being stolen, people creeping around houses and other disturbances that are happening in the neighborhood behind us. We do not want that trouble coming into our quiet and peaceful homes.

I ask that you keep wildlife in mind when voting this week and the well being of our quality of life. If your home was here and your family played in our yards I do not believe you would want this road connection to happen either.

Thank you so much for you time,

Leah Jones

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Item 44: 2020Z-119PR-001

SUPPORT

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

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

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

To: Planning Staff <planningstaff@nashville.gov>

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

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

Metro Planning Dept Staff,

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

I'm writing you today to support the No STR zoning change that is proposed for my neighborhood. Short Term Rentals have been a major problem in our neighborhood and our city. I think it's best to not allow them in my neighborhood.

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

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

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

Thank you,
Beth

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Beth Downey
Tel/text: 615.319.6668
bethdowney.com

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

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

Hello,

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

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

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

Thanks,
Chris Butler

From: Taylor Hackbarth <taylorhackbarth@gmail.com>
Sent: Monday, October 12, 2020 3:35 PM

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

Cc: rhogan@mindspring.com; richardaudet414@gmail.com; beth@bethdowney.com; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: No STR Zoning Change

Hello Metro Planning Department Staff,

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

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

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

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

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

Thank you for your time,

Taylor Hackbarth

--

Nashville, TN

From: Fred Booth <fredbooth46@gmail.com>

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

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

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

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

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

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

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

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

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

Dear Planning Commission:

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

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

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

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

Thank you.

Fred Booth

1317 4th Ave N
Nashville, TN 37208

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

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

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

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

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Metro Planning Dept/Staff,

I have lived in Germantown for 8 years and am writing in support of the zoning change to NS (no STR). Our neighborhood has become very attractive to investors who have not only take entire homes, but erected entire complexes that are dedicated to vacation rentals. We have seen businesses lose their business, we have seen long term renters lose their homes, we have watched neighbors and residents be picked off one by one to be replaced by a short term rental.

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

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

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

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

From: Bob Rosen <bobrosen2@gmail.com>

Sent: Tuesday, October 27, 2020 11:06 AM

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

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

Subject: Proposed Zoning Change: Case 2020Z-119 PR-001, BL2020-479

Sirs:

I write in support of the proposed zoning change to restrict short term rentals (STRs). My wife and I have lived in Germantown for several years. We moved here in large measure due to the particular character of the neighborhood. We appreciated the friendliness, the sense of belonging, the neighborly feeling.

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However, in just the few years we've been here, the growth of short-term rentals has begun to change the character of the neighborhood in unpleasant ways. If it continues in an unbridled fashion, much of Germantown will, in every practical sense, turn into a large hotel, but without the oversight that actual hotels receive from Metro Government. The qualities that were initially attractive to homeowners will be gone, and Germantown will be left with increased traffic, parking problems, late-night partying, litter, and little or no sense of actual community.

While I understand that some homeowners are concerned this proposal might decrease the value of their properties, I believe that is a shortsighted point of view. In reality, I believe that unbridled STRs would make Germantown a less desirable place to live and will ultimately be detrimental to local property values.

I understand that existing STR permits will continue to be honored, and that's fine with me. I support an amendment which would allow owner-occupied STR permits, since they are few in number and, by and large, have not been a problem in Germantown.

Thank you for your attention, and for the work you do on behalf of us.

Bob Rosen

From: Brian Fitzpatrick <btfitzpat@gmail.com>

Sent: Saturday, October 31, 2020 5:21 PM

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

Subject: Case 2020Z-119 PR-001 & Bill BL2020-479

Dear Planning Commission,

I live in the Germantown neighborhood and will be affected by the above-referenced proposed zoning change. I wholeheartedly support it.

In 2015, Nashville instituted a 3% cap on the number of houses that could become short-term rentals in every census tract. In Germantown, we hit our 3% cap very quickly, but with 97% of houses left for actual residents,

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we lived in relative harmony with the short-rentals. In 2018, however, Nashville enacted a purportedly more restrictive short-term rental law. The law replaced the 3% cap with an outright ban on short-term rentals in residential neighborhoods. But, although Germantown is largely residential, we are not zoned “residential”; we are zoned “mixed use.” Thus, in 2018, our 3% cap was repealed and nothing replaced it. That means that the number of houses that can become short-term rentals is unlimited here. With most of the rest of the city very limited due to the 2018 law, more and more investors have flocked to Germantown to buy houses and transformed them into short-term rentals.

This status quo is not sustainable. At some point, the neighborhood will become so overrun by short-term rentals that it will no longer be a neighborhood anymore; it will be little more than a charmless tourist destination. I don’t want to see that happen. Germantown is a unique place and we should try to preserve it as best we can.

In other words, everything is tolerable in moderation—including short-term rentals—but we don’t have moderation in Germantown. We have limitless rentals in Germantown. I understand that, after a long period of study by the neighborhood, the proposed bill was selected as the best way to reimpose some sort of limit. Although I think it would be even better if it allowed owner-occupied short-term rentals and excluded only investor short-term rentals, I understand an amendment is in the works that would accomplish that. But regardless of what happens there, we need to move forward to reimpose some sense of moderation and reason to the number of short-term rentals before it is too late. Please send this change to the Council with your endorsement.

Thank you,

Brian Fitzpatrick

1222 5th Ave N

Nashville, TN 37208

From: Teresa Blackburn <teresablackburn1@mac.com>

Sent: Monday, November 2, 2020 8:33 AM

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

Cc: O’Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; rhogan@mindspring.com <rhogan@mindspring.com>; Richard Audet <richardaudet414@gmail.com>; Rob Williams

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<rob.williamsthird@gmail.com>; beth downey <mbeth75@gmail.com>

Subject: Case 2020Z-119 PR-001 & Bill BL202-479

Dear Planning Commission,

I am a home owner at 1204 5th Avenue North, in the Germantown neighborhood. I will be affected by and very much support the above referenced zoning changes to our neighborhood. It is high time to make these changes, which we have postponed for too long.

Many of us find our residential/home streets being overrun by short-term rentals and all that entails. Up to now we have had one of the most lovely, livable, walkable neighborhoods in the city of Nashville. We want to keep it that way. Germantown is a mix of small businesses and homes, restaurants that serve both the neighborhood and visitors. We know our neighbors and love the family friendly lifestyle we have cultivated.

Short term rentals with owners spread all over the globe is no longer acceptable, nor pleasant to live with. Investor short term rentals need to be excluded from consideration for STRs. Owner-occupied rentals can still be acceptable with a cap on how many per block or street, or for Germantown in complete.

Please take our desire to keep our neighborhood just that, a neighborhood that is one Nashville can be proud of. An example of how to handle the current unlimited STR issue that is present in many other neighborhoods in our beautiful city.

Moderation in all things and the time is now.

Thank you.

Teresa Blackburn

www.teresablackburnfoodstyling.com

www.foodonfifth.com

615-429-2069

"making food look good one photo at a time"

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From: Kathleen Barry <katsbarry@mac.com>

Sent: Monday, November 2, 2020 4:13 PM

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

Subject: Case 2020Z-119 PR-001 & Bill BL202-479

Dear Planning Commission,

I live in historic Germantown Nashville at 1210 5th Ave. N. and support the above zoning change which will help limit short-term rentals.

The charm of living in a historic neighborhood is lost when you have very drunk tourists knocking on your door at midnight thinking it is their AirBnB (true story) or you have to call 911 for a young woman (also a true story) totally passed out on the brick sidewalk in front of your home. Short-term rentals bring large groups wanting to do nothing but party. They may help the local economy, but do not help build a neighborhood community.

I am blessed with great neighbors and am so grateful that I don't have short term rentals on either side. I know that many are not so lucky. They can impact noise levels, availability of parking, safety, and community. Germantown is a GREAT community. Please don't destroy it.

Thank you,

Kathleen Barry

From: Jeanece Seals <ajseals@bellsouth.net>

Sent: Monday, November 9, 2020 2:57 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; rhogan@mindspring.com; Kempf, Lucy (Planning)

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

Subject: Proposed change of permitted uses under T4 MUN zoning within the boundaries of the Germantown Historic Overlay District

Dear Planning Commission Members,

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I am writing to express my support of the proposed change to the permitted uses under T4 MUN zoning in the Germantown Historic Overlay District (Case 2020Z-119 PR-001). Under bill (BL2020-479), sponsored by Council Member Freddie O'Connell, Short Term Rentals (STR) become a prohibited use.

I have lived at 1216 5th Avenue North since I purchased the property in 1999. I was drawn to the neighborhood because of the vision for a walkable neighborhood with both residences and businesses where people could live, work, shop, and access needed services. Over the past twenty-one years, Germantown has become that envisioned neighborhood. However, since the most recent STR legislation passed which removed the 3% cap on STR permits, investors in STR properties (many from out of state) have descended on Germantown. The current MUN zoning served us well for many years. Residents and local businesses shared a mutual interest in preserving the quality of life in the neighborhood. Residents supported the local businesses; in turn the local businesses supported projects which benefitted everyone, i.e. monthly neighborhood clean ups, public art projects, the Oktoberfest 5K Run. The rapid proliferation of STRs and especially STRs that cater to large groups is negatively changing that dynamic. If left unchecked, the neighborhood will no longer be a place home owners want to live and local businesses, other than bars, will not have the customer base to survive. The local coffee shop and the local hardware won't be viable when the only people in the neighborhood are tourists. One of the effects of the pandemic and the drop in tourism worldwide is that cities around the world are recognizing that they have favored the needs of tourists to the detriment of their own residents. There is a conscious effort in many places to take a more balanced approach; BL2020-479 is such a bill. I request your support of this effort.

Thank you,
Jeanece Seals

From: Bill Hollings <billxlegislature@earthlink.net>
Sent: Monday, November 9, 2020 10:25 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: Council Bill2020-479 / case 2020Z-119PR-001

I am writing in support of Case 2020Z-119PR-001, the proposal to restrict non-owner occupied short term rentals in the Germantown. I have resided at 1237 6th Ave. North for over twenty five years. For most of this time I have had two restaurants on either side of my property so I have no objection to neighborhood oriented businesses, the original uses allowed in MUN zoning. There have been objections to this proposal on the basis of lack of notice and change in allowed use. I would point out when uses in MUN districts were changed to allow short term rentals there was no widespread notice whereas I have received several notices by mail and email on this change. Also I have extensively renovated my property with the expectation that small, under regulated, and unstaffed hotels or party house were not allowed. The use and enjoyment of their property by resident owners should be given as much, or more, consideration than the interest of out of state

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investors and developers. Thank you for your consideration of my request. William Hollings Sent from my iPhone

From: Rob Williams <rob.williamsthird@gmail.com>

Sent: Tuesday, November 10, 2020 2:30 PM

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

Subject: Case 2020Z-119 PR-001 & Bill BL2020-479

Dear Planning Commission,

I have lived in the Germantown neighborhood since 2001. I will be affected by the above-referenced proposed zoning change. I wholeheartedly support it.

My neighborhood has changed a lot in the past 20 years. It is a unique part of town because of its residents and I support the zoning change to keep it that way. More short-term rentals mean fewer full-time residents that understand the importance of community. Without measures to limit short-term rentals, the neighborhood will just be a tourist destination without any real characteristics of a community.

I hope an amendment will be added to allow owner-occupied short-term rentals and exclude only investor short-term rentals, but I support this change before it is too late. Please send this change to the Council with your endorsement.

Thank you,

Rob Williams

1319 4th Ave N, Nashville, TN 37208

615.686.4568

From: Anne Walker Harrison <annewalkerharrison@gmail.com>

Sent: Monday, January 18, 2021 2:56 PM

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

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Received through January 19, 2020

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

Subject: Please Approve: Council Bill No. 2020-479.

Hello,

I am a homeowner at 1206 5th Ave. N. in Germantown. I am writing asking you to please approve Bill No. 2020-479.

HGN has been working with Councilman O'Connell on a solution to non-owner-occupied short-term rental (NOOSTR) issues for almost two years.

Input from residents and property owners in our community has always been welcomed and sought every step of the way. As you know, our unique urban neighborhood is facilitated by MUN zoning. The intent of this zoning was to allow for a mix of businesses and residential, fostering the urban-village character that Germantown is well-known for today.

Unfortunately, NOOSTRs did not exist and were never contemplated when this zoning was adopted many years ago, so the policy in place is currently silent on whether this use is, or should be, permitted in a totally unbridled fashion.

As a property owner myself, I strongly disagree that restricting this use constitutes a "taking" of my property rights. All uses contemplated under any particular zoning must be negotiated in the public realm, and many uses are ultimately deemed incompatible with Community Plans or zoning overlays for an area. No one in Germantown sees it as an infringement on their rights that they cannot run an adult entertainment business on their property--we all agree that some uses have been deemed inappropriate under this zoning/neighborhood.

The fact is, the NOOSTR use at it exists today was never evaluated for its appropriateness under MUN zoning, as it did not exist at the time the category was conceived. Now is that time, and we, the actual residents (not

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investors and speculators) of the neighborhood are asking you to curtail this use as it is in fact incompatible with the intent of MUN zoning and its desired outcomes for the neighborhood.

Our neighborhood is not protected by the percentage permit caps that currently protect "Residential" zoned neighborhoods from being overrun by NOOSTRs. It is our goal to create a similar protection for our neighborhood and long-term property values against an influx of NOOSTR complexes. Currently, there are two being built that will very likely receive NOOSTR permits before this bill is passed. One has 56 bedrooms, a sleeping capacity of 156 people, and has only 17 on-site parking spaces (approved by the Zoning Administration, as the developers indicated they were to be *for-sale condo residential units*). There is another with four 3-bedroom units that can sleep up to 48. Rumours fly constantly about other potential NOOSTR complexes being considered.

Open meetings with Germantown residents, those directly affected by NOOSTRs, since June of 2019 have resulted in support for action and the introduction of Councilman O'Connell's bill. HGN has also invited and participated in several meetings with opponents of this bill, but those opposing have not proposed any amendments or alternatives to the bill – only firm opposition to the concept of regulating/restricting NOOSTRs. I strongly encourage the Planning Commission to approve Council Bill No. 2020-479.

Sincerely,

Anne Walker Harrison

From: Daniel Slattery <dslattery@comcast.net>
Sent: Monday, January 18, 2021 5:23 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: In Support of Bill 2020-479

Hi,

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My name is Dan Slattery, and I am a homeowner in the Germantown neighborhood of Nashville, residing at 1313 5th Avenue North, No. 6. I am writing in support of Bill No. 2020-479 and urging you to pass it. The very future of the unique and harmonious character of the Germantown community depends on it.

Non-owner-occupied short-term rentals (NOOSTR) cause undeniable adverse secondary effects on the communities in which they operate, including excessive noise, increased traffic, and public intoxication -- and a degradation in quality of life of neighboring residents. Despite the requirement of a permit and any rules and regulations which may be adopted to combat these problems, NOOSTR problems persist because of the very nature of the NOOSTR business -- one of investors and speculators, with little or no tie to the community, renting to groups of people with no tie to the community whatsoever, other than the very short time that they will be present for the rental. Disconnected ownership and transient occupants are a recipe for big trouble for residential neighbors.

If you've ever spent time at a hotel trying to get some sleep next to a raucous group of late night partiers in the next room, you get the idea here. NOOSTRs are particularly appealing to groups looking to have a good time in Music City, taking advantage of all it has to offer. No objection to that, except when it results in serious disruptions in the well being and peace of mind of the long term residents of the neighborhood. In the hotel, the less than perfect solution may be to get moved to another room away from the partiers . . . in a neighborhood, residents don't have that luxury.

One the key factors of my moving to Nashville several years ago was the strong appeal of its diverse urban neighborhoods - East Nashville, 12 South, and Germantown, just to name a few. These locales each have their own character, and deliver myriad benefits to their communities and Nashville as a whole. In the case of Germantown, its unique urban mix of residential and business is fostered by MUN zoning -- but the delicate harmony of this diversity of uses is at risk of irrevocable damage if an effective governor is not placed on NOOSTRs. Bill 2020-479 provides that needed remedy.

I understand that community discussions and public meetings about NOOSTRs have been ongoing over the past couple of years -- discussions which ultimately led to this bill's introduction by our Councilperson, Freddie O'Connell. Further, based on this extensive input, our highly respected community organization, Historic Germantown Neighborhood Association (HGN), has indicated its strong support of this bill in a letter submitted to the MPC. This evidences the substantial support for the bill in the Germantown community.

I am not aware of any persuasive arguments made by opponents of this bill -- other than a generalized anti-regulation, property rights assertion -- one that can be made in opposition to any zoning regulation. Bill No. 2020-479 is clearly a justifiable and reasonable exercise of the duty of local government to protect the health, safety and welfare of its citizens.

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To support a vibrant and strong present and future for Germantown, I strongly encourage the Planning Commission to approve Council Bill No. 2020-479.

Sincerely,

Dan Slattery

dslattery@comcast.net

312-206-6331 (c)

From: Abby <abigailcwhite@gmail.com>
Sent: Monday, January 18, 2021 6:24 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Matthew Nemer <matthew.nemer@gmail.com>
Subject: Vote Yes on Bill No 2020-479

To the Metro Nashville Planning Commission:

I am a homeowner at 1313 5th Ave N in Germantown. I urge you to vote Yes on Bill No. 2020-479.

My partner and I chose to invest in property here because we love Germantown. If non-owner occupied STRs are allowed to proliferate throughout our neighborhood, it will no longer be a desirable place to live.

Thank you,

Abigail White (and Matthew Nemer)

From: CLAUDETT STAGER <cstager@comcast.net>
Sent: Monday, January 18, 2021 6:55 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: BL2020-479

2020Z-119PR-001 On Consent: No BL2020-479/Freddie O'Connell Public Hearing: Open Council District 19 (Freddie O'Connell) Staff Reviewer: Logan Elliott A request to rezone from MUN, MUN-A,

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MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners. Staff Recommendation: Approve

As a resident of Germantown for almost ten years I encourage the planning commission to agree with the planning staff and approve the above bill. The neighborhood has held meetings and discussed this for close to two years and only recently has there been a concerted effort by a small but vocal group of property owners who oppose the bill. Our MUN zoning allows for a variety of uses and makes Germantown a vibrant urban neighborhood, a community of diversity. Residences, businesses, and apartment dwellers live here and work here and have an interest in keeping this a "neighborhood community." Non owner-occupied short-term rentals did not exist when MUN was proposed. This zoning type is not conducive to neighborhoods. This was shown when Nashville prohibited non owner-occupied short-term rentals in purely residential neighborhoods. Germantown deserves to remain a neighborhood where people live and work, not a place for tourists.

Claudette Stager

1427 4th Ave n

From: Ellen Mrazek <emrazek@comcast.net>
Sent: Tuesday, January 19, 2021 10:50 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: Vote Yes on Bill No 2020-479

To the Metro Nashville Planning Commission:

I urge you to vote Yes on Bill No 2020-479.

I am a homeowner at 1313 5th Ave N in Germantown.

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I think it is a good idea to add "NS" to all the Germantown zoning designations.

These neighborhoods were considered "blighted" a rather short time ago but have become thriving, desirable urban neighborhoods because both residents and shopkeepers have invested in them.

I like the mixed-use aspect of Germantown. Both residents and businesses are interested in the long-term success of the neighborhood and in making community with each other.

However, I find, partying short-term visitors may know nothing of our community and may not be interested in its common good. The community of neighbors is why I love Germantown. I did not choose to live inside a hotel.

The original Phillips-Jackson redevelopment plan contains a long list of residential and business uses, but non-owner-occupied short-term rentals (NOOSTRs) are not on it. The closest mention is "bed-and-breakfast inns." **NOOSTRs were not contemplated in the original MUN zoning, because they did not exist.** Hence, they must be addressed now.

And we do not want them.

By the way, I live across the street from 1314 5th Ave N, a new 13-townhouse development with a central fire pit that was originally said to be for-sale units, but now appears to be a giant NOOSTR. I hope this use will not be permitted. You can imagine the noise and disruption we will have to endure.

If NOOSTRs proliferate, our neighborhood and 30 years of care and investment will be ruined.

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Thank you for your consideration,

Ellen Mrazek

1313 5th Ave N

Nashville TN 37208

From: rhogan@mindspring.com <rhogan@mindspring.com>

Sent: Tuesday, January 19, 2021 12:12 PM

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

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; HGN Board of Directors <board@historicgermantown.org>; Elliott, Logan (Planning) <Logan.Elliott@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: 2020Z-119PR-001 -- Support for BL2020-479

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

RE: 2020Z-119PR-001

BL2020-479/Freddie O'Connell

Dear Planning Commission Members:

The Historic Germantown Neighborhood Association (HGN) supports the rezoning as required in Council Bill No. 2020-479.

HGN has been working with Councilman O'Connell on a solution to non-owner-occupied short-term rental (NOO STR) issues for almost two years. Input from residents and property owners in our community has been welcomed and sought every step of the way. And, in March of 2020, the HGN Board adopted a motion to support Councilman O'Connell's bill(s).

Our unique urban neighborhood is facilitated substantially by MUN zoning. The intent of this zoning was to allow for a viable mix of residences and businesses, fostering the urban-village character that Germantown is well-known for today. Unfortunately, NOO STRs did not exist and were never contemplated when this

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zoning was adopted many years ago, so the policy in place is currently silent on whether this use is, or should be, permitted in a totally unbridled fashion. We disagree that restricting this use constitutes a "taking" of property rights. Indeed, in [*Agins v. City of Tiburon, 447 U.S. 255 \(1980\)*](#), the Supreme Court held that there is not a taking nor a requirement for government compensation where such regulations "substantially advance legitimate governmental interests," as long as the regulations do not prevent a property owner from making "economically viable use of his land." HGN submits that enactment of Council Bill No. 2020-479 advances the governmental interest of continuing the purpose of building and maintaining a viable mix of residences and businesses. Moreover, the bill would ban only NOO STRs, but does little, if anything, to prevent property owners from making economically viable use of their land.

All uses contemplated for a particular zoning must be negotiated in the public realm, and many uses are ultimately deemed incompatible with Community Plans or zoning overlays for an area. The fact is, the NOO STR use as it exists today was never evaluated for its appropriateness under MUN zoning and the intent of that designation, as it did not exist at the time the category was conceived. Now is that time, and we, HGN and the majority of the residents of the neighborhood are asking you to curtail this use as it is in fact incompatible with the intent of MUN zoning and its desired outcomes.

Our neighborhood is not protected by the recently passed ban of NOO STRs in "Residential" zoned neighborhoods, a ban designed to keep those neighborhoods from being overrun by NOO STRs. It is our goal to create a similar protection for our neighborhood and long-term property values against an influx of NOO STRs and NOO STR complexes. Currently, in addition to all the existing NOO STRs in Germantown, there are two complexes being built that will very likely receive NOO STR permits before this bill is passed. One has 56 bedrooms, a sleeping capacity of 156 people, but has only 17 on-site parking spaces (approved by the Zoning Administration, as the developers indicated they were to be *for-sale condo residential units*). There is another with four 3-bedroom units that can sleep up to 48. Rumours fly constantly about other potential NOO STR complexes being considered. Residential flight, while currently minimal, has begun.

While we have only mentioned the impact on MUN zoning in Germantown, Councilman O'Connell's bill also would apply to the various other zones (i.e, MUG, OR20, CS & CF) interspersed throughout Germantown. Exempting these from the bill will also only serve to accelerate residential migration, eventually resulting in a resident-free Germantown, thus making the MUN zoning code meaningless.

There is a fear that the passage of this bill may decrease property values in the neighborhood. We note, however, that that this concern did not prevent the Metro Council from banning NOO STRs from virtually all residential areas of Nashville. That previous case is much like this one in that it asks the commission to consider factors beyond short term gains or losses in value. It is our hope that the commission will take the same view in this case as it did previously. Further, Councilman O'Connell's bill does not take away any existing NOO STR permits, but only stops their further spread. It does so by finally allowing a public conversation about whether or not NOO STR's are a desirable use in Historic Germantown. "

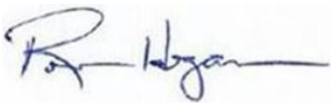
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The vast majority of people who moved to Germantown did so for the quality of life that Germantown brings. They understand that being NOO STR permissible may well inflate their property values (on paper). However, they moved to Germantown for the “quality” of life, not the “quantity” that a NOO STR permit “might” bring. They did not move here to move out.

Open meetings with Germantown residents, those directly affected by NOO STRs, since June of 2019 have resulted in support for action and the introduction of Councilman O’Connell’s bill. HGN has also invited and participated in several meetings with opponents of this bill, but those opposing have not proposed any amendments or alternatives to the bill – only firm opposition to the concept of regulating/restricting NOO STRs in any way. HGN, thus, strongly encourages the Planning Commission to approve Council Bill No. 2020-479.

Sincerely,



Ron Hogan

president@historicgermantown.com

(423) 243-4398

From: Sonya Link <sonyalink@outlook.com>

Sent: Tuesday, January 19, 2021 3:09 PM

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

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

Subject: BL2020-479

RE: 2020Z-119PR-001

BL2020-479/Freddie O’Connell

Dear Planning Commission Members:

My name is Sonya Link and I am writing in support of Bill No. [2020-479](#).

The neighborhood has been working with Metro Codes and Councilman O’Connell for over a year in an attempt to reduce the number of NOO STRs allowed in the neighborhood. We have been presented no options other than Bill BL2020-479 as a method to achieve this.

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Many opponents of this bill imply that it is a downzoning of their property. However, downzoning by definition means “assign (land or property) to a zoning grade under which the permitted density of housing and development is reduced”. This Bill does not seek to the reduce the density of housing and development. It simply removes a land use that was approved and added in Feb 2015. A land use that was added with little or no input from residents of Davidson County.

My husband and I own property at [1308 6th ave.](#) and [1222 7th ave](#) in the neighborhood. The property located at [1222 7th ave.](#) has been in my husband’s family for three generations and we hope to keep it in the family for another three generations. I am afraid that if this bill is not approved and something is not done to curtail NOO STRs soon, the charming neighborhood of Germantown will no longer offer the quality of life needed to retain residents that want to live in the neighborhood. Thus, I implore you to approve Bill No. [2020-479](#).

Kind Regards

Sonya Link

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

OPPOSITION

From: Justin Leach <JLeach@maynardcooper.com>

Sent: Tuesday, September 22, 2020 1:52 PM

To: Planning Staff <planningstaff@nashville.gov>

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

Subject: 2020Z-119PR-001

Hello,

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

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

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

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

Best regards,

Justin Leach

Good morning all,

I'm a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I'm writing (again) to express my **strong opposition** to this proposal.

My wife, Kerry, and I own 1221 6th Ave North, a historic, residential-style property that we acquired in 2013. We bought the property specifically because it was zoned MUN, and we valued the flexibility that this zoning designation afforded the property as a long-term investment. Though we currently lease the property to a small office user, I anticipate that we may one day live in the property or potentially rent the property residentially on a short-term basis. Removing STR as a permitted use will decrease the value and utility of my property, and, in my view, this proposed rezoning (without my consent and without any consideration being paid for the new limitation on use) constitutes an **unlawful taking**. I was initially shocked and continue to be very disappointed that this is still being considered.

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I hereby formally demand that my property be excluded from the proposed rezoning. I am prepared to take whatever additional steps may be necessary to prevent the unlawful taking of my property that is being proposed.

As I've previously stated, I would be happy to discuss in further detail with planning staff or Mr. O'Connell at any time. I understand the problem that this proposal aims to solve, but this blanket rezoning of an entire neighborhood is not an appropriate, fair or legal solution.

Please respond and confirm that my property will be excluded from this proposed rezoning.

Thank you for your service to our city.

Best regards,

Justin Leach

JUSTIN LEACH

T: 615.933.7490

F: 615.297.7040

JLeach@maynardcooper.com

3835 Cleghorn Ave Suite 250

Nashville, TN 37215

From: Telly Fathaly <TFathaly@walkerdunlop.com>

Sent: Monday, October 5, 2020 6:34 PM

To: Adams, Kelly (Planning) <Kelly.Adams@nashville.gov>

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

Importance: High

Dear Kelly,

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

Bill Number: BL2020-479

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

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

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

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

Best, Telly

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

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From: Matthew Bigach <mbigach@gmail.com>

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

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

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

To whom it may concern,

Comments on January 21, 2021 MPC Agenda Items

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

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

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

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

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

Please vote against this bill and prevent this from happening.

Thank you,

Matt Bigach

From: Mladen <mladen@floorsunlimitedusa.com>

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

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

Subject: Council Bill No. BL2020-479

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

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

Our current condo bylaws do not allow for STRP use.

Comments on January 21, 2021 MPC Agenda Items

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

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

From: Rachel Parmet <rachelparmet@gmail.com>

Sent: Sunday, November 1, 2020 7:00 PM

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

Cc: Scott Harootyan <scottharootyan@gmail.com>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>

Subject: Opposition to new zoning proposition: BL2020-479

Hello,

My husband and I live in Germantown and would like to voice our opposition to the proposed zoning change restricting STR permitting. We are not in support of changing the zoning in our neighborhood.

Please let me know if you need any more information from us, or if there is anyone else we should reach out to to voice our concerns.

Thank you,

Rachel Parmet & Scott Harootyan

1414 5th Ave N

From: Todd <toddbpaine@gmail.com>

Sent: Monday, November 2, 2020 8:00 AM

To: board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case: BL2020-479

Good day everyone.

I own the property located at 1406 5th ave North.

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

Please accept this email as my absolute objection to the Rezoning of Germantown to NS.

It is abundantly clear, in my opinion, this zoning class was not intended to be implemented in this manner and I strongly feel this is an egregious over reach.

If the action passes with an option to opt out I officially submit my desire to opt out.

I'm happy to discuss.

Thank you. Todd Paine.

From: Randy & Diane Barrett <barrettbarrettrentals@gmail.com>

Sent: Thursday, November 5, 2020 5:53 PM

To: freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-479 Rezoning Germantown to NS

Dear Councilman O'Connell, Germantown Neighbors, and fellow Nashvillians,

Please hear me. I don't feel heard.

I own 1315 4th Ave N. It's a triplex house that at one time was the ugliest house in the neighborhood. It seemed nobody wanted it. It sat on the market a while and had fallen out of contract at least once by the time I saw it. When I bought it in 2010, it was a huge accomplishment for me and a big turning point for my family tree. I come from immigrant parents who came to this country with nothing but the clothes on their backs and hope for a better life. We have slowly poured blood, sweat, and literal tears into renovating these apartments into something that could provide a different life for our kids than the lives we had as poor kids in Antioch. I am not a big investment group or developer, I am someone who has turned an ugly, neglected property into one that is well-loved and used by great people looking for a temporary home away from home. Our apartments are under 700 sq ft with 2 bedrooms and only 1 bathroom. Many of the guests who stay here are visiting with family and friends who live in Germantown.

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We care about our neighborhood and our neighbors. We are sensitive to any issues that might affect our neighbors and we make it a priority to respond to any concerns they may have. We are at our property almost daily, monitor our exterior cameras for noise and problems, police our guests, and do everything we can to be great neighbors.

We want to be here forever, but this Bill does not represent us. If my husband passes away, will I be able to renew our short term rental permit that is currently in his name? We won't be able to pass this property/business onto our kids after we pass away. We work hard everyday because we want to change our family tree. We work hard so that they don't have to be in financial survival mode. We want them to be free to focus on using their gifts to give back to the community and live their purpose. I hope you take all of this into consideration.

Like many people, I have been so busy raising a toddler and a pre-schooler, while also running a business that I haven't been able to put more time into having my voice heard. I'd like to invite you to call me and have a conversation with me. I am not a wealthy real estate investor. I'm a mother who wants to pass something secure and tangible on to my children. I'm an American-born, Laotian-American woman of color who is passionate about empowering others to build a better future through finding financial independence.

This property has given me so much, but your Bill feels like a personal attack on everything I've been working on for the last decade. When I asked about previous bills affecting me, Freddie said my zoning as Mixed Use/Commercial MUN protected me. Now that's not the case for me or my children who I will inherit this property.

Is there not a better way to achieve what you're trying to achieve? Does my voice matter?

Lastly, if there is any way to be exempt from this NS overlay, please let me know how I can officially opt out.

Thank you for your time and your service.

Sincerely,

Diane Manivong Barrett

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1315 4th Ave N, #B

Nashville, TN 37208

(m) 615.289.4941

From: Steve Lowrie <s.lowrie1911@gmail.com>

Sent: Friday, November 6, 2020 10:37 AM

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

Subject: Germantown Rezoning

Greetings,

With my wife, Sue, we own a small 100+ year-old home in Germantown (1312 6th Ave. N). Sue and I love Nashville, and after doing much research, we purchased our home in Germantown as the zoning is specific to allow short-term rentals to help us pay for our dream home.

We were shocked and appalled when we read the proposed bill BL2020-479. The passage of this rezoning will cut value of our home by nearly 50 percent.

I have been watching previous bills moving through the Metro Council, and I wasn't concerned that they would have any ramifications on our little house. Comments from Councilperson Brett Withers, "This does not downzone anyone's property;" and Councilperson and bill sponsor, Sean Parker, ". . .again, this does not affect anyone's property . . .;" or Councilperson Angie Henderson, "In case there is some confusion, this is not a council member or any individual being able to take a big overlay of property or your neighborhood, this is specific to a parcel, it is elective, it is by the owner/developer."

I trusted the words of these Council members. It was clear our home wouldn't be affected.

We are opposed to this rezoning. We don't want our property rezoned and we officially submit our desire to have our property excluded from these bills and NS Zoning.

We would be happy to discuss this issue further. Please feel free to email, text or call.

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Respectfully,

Steve and Sue Lowrie

From: Joe LeMense, Jr. <jclemense@gmail.com>

Sent: Saturday, November 7, 2020 9:34 AM

To: board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-479

All,

I want to express my vehement opposition to the proposal BL2020-479, which would re-zone my family's property in Germantown. My wife and I purchased our property at 1228 6th Ave N due to its zoning of MUN. This proposed BL2020-479 would take away our right for short term rentals, which is currently one of the best and highest uses of our MUN zoned property. In fact, had it not been for this zoning, and our dislocation due to COVID, we would not have been able to make the purchase work. There are countless other examples and homeowners that take our same position. Do not pass this legislation- it was not intended to be implemented in this manner.

Thank you

Joe LeMense, Jr.

1228 6th Ave N, Nashville, TN 37208

202-236-9951

From: Phillip Vaughn <phillip.vaughn@vaughndevelopment.com>

Sent: Saturday, November 7, 2020 10:17 AM

To: freddie@readyforfreddie.com

Cc: Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Subject: Germantown Rezoning

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My group is in the process of rehabbing the property on 1311 4th Ave. N. When we purchased the property it was our understanding that the NS zoning would not be used to down zone entire neighborhoods. We have no plans to turn this beautiful historic building into a short term rental “party house”. We are developing the property for mixed use. We would still like the option for short term rentals in the property.

We do not want our property to be rezoned. We would like our property to be excluded from these bills and the NZ zoning designation.

Thank you.

Phillip Vaughn, CPA

Vaughn Development Group

phillip.vaughn@vaughndevelopment.com

615-618-0630

From: Justin Leach <JLeach@maynardcooper.com>

Sent: Saturday, November 7, 2020 10:25 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Cc: jleach14@yahoo.com; leach.kerryd@gmail.com

Subject: 2020Z-119PR-001 - Opposition to Rezoning and Formal Demand to Exclude 1221 6th Ave North

Good morning all,

I am a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I’m writing to express my **strong opposition** to this proposal. Due to a conflict, I cannot attend the 3pm meeting today, so please accept this written statement of my position.

My wife, Kerry, and I own 1221 6th Ave North, a historic, residential-style property that we acquired in 2013. We bought the property specifically because it was zoned MUN, and we valued the flexibility that this zoning designation afforded the property as a long-term investment. Though we currently lease the property to a small office user, I anticipate that we may one day live in the property or potentially rent the property

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residentially on a short-term basis. Removing STR as a permitted use will decrease the value and utility of my property, and, in my view, this proposed rezoning (without my consent and without any consideration being paid for the new limitation on use) constitutes an **unlawful taking**. I'm very disappointed that this is actually being considered.

I hereby formally demand that my property be excluded from the proposed rezoning. I am prepared to take whatever additional steps may be necessary to prevent the unlawful taking of my property that is being proposed.

I would be happy to discuss in further detail with planning staff or Mr. O'Connell at any time. I understand the problem that this proposal aims to solve, but this blanket rezoning of an entire neighborhood is not an appropriate, fair or legal solution.

Notwithstanding my disagreement with this proposed rezoning proposal, I sincerely thank you all for your service to our city. Please feel free to call me (615-403-4315), if you are interested in discussing a more fair and reasonable measure with me and other concerned stakeholders.

Best regards,

Justin Leach

Justin Leach

Shareholder | Real Estate & Financial Services

P: 615.933.7490

JLeach@maynardcooper.com | [V-card](#)

3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

MAYNARD
COOPER GALE

Comments on January 21, 2021 MPC Agenda Items

Received through January 19, 2020

From: Kenny Ferrelli <kennyandlisa@ferrelli.org>

Sent: Saturday, November 7, 2020 11:38 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Subject: District 19 Community Meeting to discuss the proposed rezoning of the Germantown HPD to the NS zoning variant

It has come to my attention that Councilman O'Connell, has filed a bill that will rezone my property (without my consent or agreement) to a zone outlawing my current right to apply for a STR license even for an owner occupied rental. This bill would rezone my property without my authorization or consent. The small self-appointed GHN committee which may support this bill has not reached out to me and does not represent my interests. I purchased my home with the assumption that an opportunity to secure an STR license for an owner occupied or non-owner occupied home would be available in the event the homeowners in our neighborhood decided it would be in our best interest. We do not know how this neighborhood will develop in the next 10-15 years or how our personal circumstances might change. Now that option is being taken away from us without our approval.

This is a major change for the community and should have overwhelming support to even be considered for approval. I did not get direct notification of the "community meeting" being held this afternoon. I shouldn't have to rely on the grapevine to hear about a community meeting to discuss a zoning change of this magnitude.

It is my understanding that the NS zoning designations were only created as a zoning class for individual parcels so an owner would not have to file an SP bill. Now Council appears to be going back on their promise less than a year from passing the NS zoning bill.

I request that this bill be denied for the reasons discussed above or **at the very least**, allow any property owner that so desires to opt out of this zone change.

Kenny Ferrelli

211 Taylor Street

Nashville, TN 37208

615-519-5319

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From: Todd <toddbpaine@gmail.com>

Sent: Saturday, November 7, 2020 12:18 PM

To: Ron Hogan <rhogan@mindspring.com>; board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Re: Case: BL2020-479

I am unable to attend the virtual meeting today.

Please let this email stand as my public opposition to this ordinance as written.

I will happily concede this position if one of the following applied:

1. My property is excluded.
2. Zoning only applies to properties with 3 or more structures.
3. Property owners can opt out.
4. STR permits are allowed to be issued to NON-OWNER OCCUPIED properties (if currently allowed) for a period of 120days after the ordinance passes. This gives people like myself time to convert space and secure a permit if they choose. If the property is sold, the new owner will also be able to secure a STR permit if a current permit is in place. Permits are not transferable so even if you allow current permits to remain in place, the property would not be able to be sold thus creating a major hardship for the property owner.

If the reason for this ordinance is to quell large developments and clusters of STR properties then attack that problem. I have no problem with that. Restricting the local, small time investment property owners like myself and creating a financial hardship for us is not the answer.

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Thank you.

Todd Paine

1406 5th ave. N.

From: Heather Edwards <heatheredw@comcast.net>

Sent: Saturday, November 7, 2020 1:54 PM

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

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

Subject: Case 2020Z-119 PR-001 and the bill BL2020-479 to BL2020-504

Dear Planning Commission,

I was in support of the original bill BL2020-479 for no STRs in Germantown as I thought that was our only option to put a halt to our lovely neighborhood being overrun by non-owner occupied STRs. I have no problem with the owner occupied STRs, as I think there is a higher level of responsibility that comes along with that scenario. So, this new bill BL2020-504 is even better in my mind as it is more in line with how many RESIDENTS of Germantown feel.

My main concern with non-owner occupied STRs is that they are essentially unstaffed hotels with little oversight. Particularly, there is one complex coming in that is huge on 5th avenue that has brought great concern to the neighbors surrounding it. It's basically a hotel but with zero management or staff there to keep everyone in line and following rules. If it was an actual hotel with staff I wouldn't even take issue. I like mixed use in the neighborhood and think when done responsibly can serve our neighborhood. I have lived in Germantown 16 years and own two houses here (neither of which are STRs). I care about my neighborhood deeply. I don't want investors coming into my neighborhood, who don't care about the neighborhood except in regards to it being a money maker for them, who aren't here to manage their properties in person. People talk about worrying having restrictions lowers our property value. I say just the opposite. Who wants to live next to a non-owner occupied STR? I certainly wouldn't and know many people who look into that before purchasing to insure they aren't going to be next to one.

Please consider supporting this bill. Please listen to the RESIDENTS of the neighborhood. Many are speaking out who don't even live here. They are mostly realtors or investors. I ask that you reflect on the intent of those voices.

If we don't put some level of restriction on these non-owner occupied STRs our neighborhood will soon be one many of us long-standing residents will not want to be part of. And that is a horrible thought.

Thank you for your consideration.

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Sincerely,

Heather Edwards

615.400.0862

1400 Rosa L. Parks Blvd. # 115 & 1317 2nd Ave. N. (both in Historic Germantown proper)

From: Mark McGinley <mmcginley@buildmcubed.com>

Sent: Sunday, November 8, 2020 8:59 PM

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

Subject: Opposition of BL2020-479

Dear Planning Commissioners,

I live at 1140 Brookmeade Drive, and I am one of the owners of 1320 5th Avenue North, in Historic Germantown.

I am writing to strongly oppose BL2020-479.

I remember when BL2019-111 (the “-NS” Bill) was working its way through the Planning Commission and Metro Council earlier this year. My partner was very concerned about the Bill, fearing that councilors would use it to downzone properties. I thought he was being unduly mistrusting. I listened to the Bill’s sponsors, and to all of the debate at the Planning Commission and at Council. It seemed clear that the Bill was to be used electively, by developers who didn’t want to build STRs, to avoid a costly and time consuming SP process when they wanted a zoning change. Accordingly, I supported the Bill, trusting in the legislators who brought it forward.

You can imagine how foolish and naïve I feel now.

It is truly galling for Councilman O’Connell to use the -NS Bill to effect such a massive downzoning of a neighborhood. Doubly so, given that there has been almost no notice to the neighborhood and with very little neighborhood debate.

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This legislative overreach must be checked. It is vital that our local officials conduct their affairs with honesty and integrity. We should be entitled to believe that our representatives are being honest when legislation is being proposed. Especially when that legislation restricts our constitutionally protected property rights.

I do not want my property downzoned. And from the two and a half hours of neighborhood feedback I listened to at the only meeting we have had on this bill to date (set hastily this past Saturday), the neighborhood property owners do not want their properties downzoned either.

Do the right thing. Take a stand against this Bill. Anything less would represent a tacit approval of the conduct on display, and will doubtless encourage more of the same.

I appreciate your time and consideration.

Best regards,

Mark McGinley

From: Molly Slayton <mollyslayton@gmail.com>

Sent: Monday, November 9, 2020 10:29 AM

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

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

Subject: Proposed Germantown Rezoning

To whom it may concern,

My husband and I own our home at 1416 5th Ave N and have lived here for 3.5 years.

We are disappointed by the handling of this proposed change and cannot support this downgrade in our property zoning. We would like to request that our property be exempt from this rezoning.

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Thank you,

Molly Slayton

--

Molly Slayton

mollyslayton@gmail.com

(630)253-6743

From: Joseph Herndon <jherndon1@bellsouth.net>

Sent: Monday, November 9, 2020 10:34 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org; wendy@wendymonday.com

Subject: Air B and B/ NS Zoning

Freddie O'Connell

Lucy Kempf

Planning Commissioners

Historic Germantown Board

Dear Sir/Madam,

Greetings.

I have recently learned that your committee is taking up the issue regarding Air B&B's in the Germantown and surrounding neighborhoods of Nashville.

I first purchased ten historic properties in Germantown 40 years ago in 1980. Working with the progressive leadership of your office, the Nashville City Council and the forward looking disposition of the City Planning Commission, we undertook the laborious process of switching from industrial to mixed use zoning, obtaining Fannie Mae Mortgage financing, and attracting young and middle aged pioneers to buy into the neighborhood

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and renovate historical properties. This resulted in the renewal of this long forgotten and ignored jewel and Nashville asset. In fact, many current residents and their guests still live in the Joseph L. Herndon Subdivision.

Mixed use zoning was a new concept for Nashville in those days, but it was necessary to make the community viable. By allowing residents (both owners and renters) to live, work, set up businesses, restaurants, and short term rentals, owners could include imaginative additional incomes to help fund their properties. Without this approach, these communities would never have developed and prospered. Yes, perhaps regulation is needed, but to undo this successful 40 year experiment that many others have immolated, would be a huge step backward, stalling this communities future growth and that of other neighborhoods like it.

I urge you to continue to support mixed use zoning and Air B and B's in these inner city neighborhoods by excluding Germantown from NS Zoning.

Regards,

Joseph L. Herndon

2376 Orista Court

The Villages, FL 32163

(Historic Nashville Address:

1215 5th Ave No

Nashville, TN 37208)

From: Alexa Little <nashvillenative@icloud.com>

Sent: Monday, November 9, 2020 10:48 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org; Wendy Monday <wendy@wendymonday.com>

Subject: NO Germantown NS zoning

Hi there!

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I do not support the blanketing of NS zoning in the Germantown neighborhood, I do not want my property rezoned and I wish to have my property excluded from these bills and any future zoning changes.

My name is Meredith Alexa Little(Herndon). I have lived at 1215 5th ave N. since I was born in 1980. My parents, Dee Ann Walker and Joseph L. Herndon, purchased the property at 1215 and 9 others in an attempt to save a dilapidated neighborhood, slated to become Nashville's industrial dumping grounds.

My parents themselves, changed most of the zoning in Germantown from IR to MUN in the late 80's so that people could live and work in the same neighborhood. We wanted Germantown to be a place with coffee shops, stores and home businesses. A working community with wonderful places to gather and invite guests and family to experience our uniqueness. MUN means just that. To take away this property right and lower property values by doing so is detrimental to the soul of this vibrant inner city neighborhood.

However, I do want to say that I agree more regulations need to be set on all STRs. Why my studio apartment can legally sleep 6 people is just ridiculous. STRPs should be limited so that you can only hold two permits in your name. Developers should have to have a live-in manager if they want to have STRs in a complex(although, I think STRs should be a privilege Davidson co residents are given and developers should be excluded all together.) All STRs should be required to have off-street parking. STRs should be limited to 2bd max/6ppl max, not 12+. Any NOO should have to be managed by a LICENSED VLS agent, who has the knowledge and experience of dealing with problems and interacting with codes. The owner/manager of an STR should also have to live within the city limits(20mins away). STRs should be inspected every year and checked that they are still up to code and have no violations before renewing. Nashville, like other cities, should work with hosting platforms to ensure bad eggs are banned from hosting and bad renters are also on a 3 strike rule. -I say all this as someone who has managed STRs for a living for more than 10 years. As a policy, I don't manage anything over 2 bedrooms because that's when the problems start. There are lots of other STR Hosts that feel the same way.

I would love to speak with you more about other alternatives to the NS zoning. Could you imagine what Germantown would have been like today if my parents had not laid down in front of the bulldozer when Metro wanted to put an emissions testing center on the 1200 block of fifth?!

Thank you for your time,
Meredith "Alexa" Little
NashvilleNative@icloud.com

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(615)397-6294

From: AB Nashville <kate@alexisandbolt.com>

Sent: Monday, November 9, 2020 2:21 PM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Subject: Germantown Rezoning Opposition - 506 Monroe St. Property

Dear Metro Council and Planning Commission Members,

I am the owner of 506 Monroe Street (Alexis + Bolt) and it has come to my attention that a bill has been filed to potentially dezone my property without my consent. For the past four years I have used my property for commercial use, but greatly wish to maintain the opportunity to not only live and run a business from this space - but for short term rental. This proposed bill would not only take away the right for short term rentals but it would greatly devalue my property.

It was disappointing to learn of this bill from a friend in the neighborhood just this past week. Unfortunately, I was unable to attend Saturday's meeting with the council, but I want my demands on record! This is my formal request to exclude my property from this bill and the NS zoning. I do not want my property rights taken and I hope you will respect the desires of the neighborhood to choose if they'd like to rezone their individual properties and not make a blanket dezone to the Germantown community.

Thank you,

Kate

--

Kate Sbarra
Owner/Buyer

p: (479) 530 2213

w: <https://alexisandbolt.com/>

ig: @alexisandbolt

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Received through January 19, 2020

From: Wendy Monday <wendy@wendymonday.com>

Sent: Monday, November 9, 2020 4:40 PM

To: Freddie O'Connell <freddie@readyforfreddie.com>; Wendy Monday <wendy@wendymonday.com>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: 2020Z-119PR-001 - Opposition to Rezoning and Formal Demand to Exclude 1231 6th Ave North

I am a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I'm writing to express my **strong opposition** to this proposal.

My husband JT and I own 1231 6th Ave North, a property we acquired in 2018.

We bought the property specifically because it was zoned MUN, and we valued the flexibility that this zoning designation afforded the property as a long-term investment.

We live next door to busy Monell's restaurant, two doors down from the busy bar Mothersruin and across the street from the Germantown Inn. We also share our block with the Cupcake Collection and Little Fish Market and a variety of offices.

This is not a residential street.

Though we currently live in the house, I anticipate that we may one day rent the property residentially on a short-term basis.

Removing STR as a permitted use will decrease the value and utility of our property, and this proposed rezoning (without our consent and without any consideration being paid for the new limitation on use) constitutes an **unlawful taking**.

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The NS zoning designation was created as a zoning class for individual parcels so an owner would not have to file an SP bill. That was stated on video and on record. Now Council appears to be going back on their promise less than a year from passing the NS zoning bill.

We hereby formally demand that our property be excluded from the proposed rezoning. We are prepared to take whatever additional steps may be necessary to prevent the unlawful taking of our property that is being proposed.

Wendy Monday and JT Spangler
1231 6th Ave N
Nashville, TN 37208

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Wendy Monday
Broker/Partner
Village Real Estate
mobile : 615.642.1313
social : @wendymondaysellingnashville

From: Dee Ann Walker <dawalker1215@gmail.com>

Sent: Tuesday, November 10, 2020 8:21 AM

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

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

Subject: Opposition to Zoning Change for Germantown. BL2020-479

Dear Commissioners,

I have been a resident of Germantown since 1980 at 1215 5th Avenue North. I have two properties at that address (subdivided into 2 parcels). One property is my home, built in 1848, and the other property, a carriage house built in 1872, contains 3 apartments. Both properties are historic, listed on the National Register.

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When I first acquired my home (1978) most of the area of Germantown (we named the district in my home!) was zoned IR. With a few other new property owners, we worked tirelessly with Metro Zoning to develop a new zoning category MUL, which would allow people to live and work in Germantown, on the same or nearby properties. Our vision was to have a vibrant residential and working community, unlike the suburban neighborhoods that surround downtown. I personally secured the signatures of every property owner on Fifth Ave. North (Jefferson to Hume) on a petition to Metro to show the favorable response to a zoning change to MUL.

With the zoning change I was able to renovate my carriage house property (although it required a variance & purchase of adjacent land to supply off-street parking) into commercial living spaces and have rented these spaces, first as long-term rentals, and more recently as short term rentals. Over the years, and considering the age of my properties, the cost to keep these properties in good condition has risen sharply, as well as my taxes. The rental income from long term rentals was insufficient to supply the revenue to pay for renovations and maintain the properties. When short term rentals gained popularity, I converted two carriage house rental units to short term and doubled the yearly income. This allowed me to upgrade and repair both properties as well maintain them in good condition.

Both of the STRs are one bedroom units and both have off-street parking in the alley. We only allow two people to a unit when rented. We have only had one problem requiring removal of a tenant in the 4.5 years we've had a permit. None of our neighbors on either side or across the street, nor the long term renter in the carriage house, has ever complained to us about noise or our tenants. The Carriage House backs up to the Germantown Inn, which is also renting short term, but just by a different name.

I have been a responsible property owner and an active citizen of Germantown. I feel that the zoning change is being proposed because a few neighbors in the center of the historic district have been vocally against STRs. The neighborhood has changed...and not just because STRs are allowed, but because of new development and a growing, younger population. STRS are not the problem. The proposed blanket zoning overlay goes too far. What we need is better enforcement of STRs by Metro. Don't allow STRs to house more than 4-6 people. Keep track of poorly managed STRs and don't renew their permits. Don't allow large developments to have STRs. Find ways to enforce rather than take away an opportunity for a legal business in a neighborhood zoned for business.

I understand that I will be grandfathered in and can continue to hold a permit for my STRs. But, if I were to sell my property, the buyer would not be able to secure a permit, which devalues my property. But, I could sell the property to someone who plans to turn it into an Inn or a restaurant. Which is worse for the

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neighbors?

Please consider my request and **do not** recommend this zoning change to Metro Council.

Respectfully

Dee Ann Walker

1215 A & B Fifth Avenue North

From: Steve Lowrie <s.lowrie1911@gmail.com>
Sent: Monday, January 11, 2021 5:34 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Subject: Objection to BL2020-479 Short-Term Rental Restrictions

TO: The Metropolitan Planning Commissioners
FROM: Steve and Sue Lowrie
DATE: 1/11/21
RE: Objection to Council Bill No. BL2020-479 (short-term rental restrictions)

Greetings,

I'm writing to you today to encourage the Commissioners to work on a compromise regarding Council Bill No. BL2020-479. My wife, Sue, and I own a small home on 6th Ave., that we stay in, as we love Germantown, and also rent it out for short-term-rentals, to help us afford to have a home in this neighborhood.

My concern is that by limiting our ability to sell our home without a short-term rental permit opportunity for the buyer, the value of our home will be reduced by 35 to 40 percent. This is a 100+ year-old property that fits perfectly into the Germantown neighborhood. But, it's not suited for most other types of business, thus, we feel this new legislation will take away our opportunity to at least recoup the purchase price of our home.

Secondly, I know there is a great deal of discussion about the "residential" aspect of Germantown, which is most charming. But on our block, there are two restaurants, two bars, a gym, an Uber office, an office rental space, and four or five private offices. I believe there are only 5 residential homes total, on both sides of the block. It confuses me that the Commissioners are okay replacing our home with another bar, which creates loud music and parking problems. But you are opposed to us renting

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our home to guests who shop and spend money in Germantown. Wouldn't it be reasonable for stand-alone property owners to be given the option to opt-out?

My assumption is that the Commissioners object primarily to large short-term rental projects. And I do see the challenge with these. But I feel as though, if this bill becomes law it will have a significant impact on our home and also all other private homes in the proposed area zoned. Not only will our home be reduced in value, but all other residential homes will be devalued as well, because of the lost business opportunity. This will eventually lower the tax revenue in Germantown. A compromise seems in order.

Sue and I are opposed to the downzoning of our property. We studied many areas of Nashville before we chose Germantown. Not only do we love the mix of residential and commercial, but we also chose the area because of the security of the current zoning for our investment.

Thank you for your time.

Best Wishes,

Steve and Sue Lowrie

From: Mark McGinley <mmcginley@buildmcubed.com>

Sent: Sunday, January 17, 2021 7:19 PM

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

Subject: 2020Z-119PR-001 - Opposition to Rezoning and Formal Demand to Exclude 1320 5th Avenue North

Dear Commissioners,

I am one of the owners of the property located at 1320 5th Avenue North.

I am writing to renew my earlier objection to Councilman O'Connell's proposed bill 2020Z-119PR-001.

We hereby formally demand that our property be excluded from the proposed downzoning. We are prepared to take whatever additional steps may be necessary to prevent the unlawful taking of our property that is being proposed.

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Thank you for your consideration, and for your service to the city.

Mark McGinley

From: Locke, Kevin <Kevin.Locke@dhg.com>

Sent: Sunday, January 17, 2021 8:19 PM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>;
lucy.kempf@nashville.org; board@historicgermantown.org

Cc: Colleen Locke <colleen@alabastercollective.com>

Subject: Germantown NS Zoning Designation

To Whom It May Concern:

It has come to our attention that City Council is considering a bill that would convert Germantown to an NS-zoned neighborhood. As Germantown property owners and residents, we strongly object to the proposed rezoning and request that our property at 1220 7th Ave. N. be excluded from the NS classification.

We purchased our historic property in 2017 in a state of near-complete disrepair and have made significant personal and financial investments to improve the value of the property and the neighborhood. One of the reasons we purchased the property was the flexibility afforded by Germantown's MUN designation, which includes the opportunity to apply for an STR permit. Utilizing the NS zoning classification without our consent would minimize the opportunity for mixed use flexibility, limit the potential for mixed-use income, and lessen the resale value of our property. Just as importantly, Council-imposed NS rezoning would directly violate the stated intent of the NS classification when it was introduced and passed by Council. At the time, multiple Council members said, on record, that the NS designation would allow property owners to voluntarily rezone their properties, but would never be used to downzone an entire area or a single property against the wishes of the property owner. As such, we respectfully request that Council honor its commitments regarding the stated intent of the NS classification by not arbitrarily rezoning any property without the consent of the owners, including our historic property at 1220 7th Ave. N.

Please feel free to contact us directly with any questions or further discussion.

Thank you.

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Kevin and Colleen Locke

1220 7th Ave. North, Nashville, TN 37208

330.606.4699 (Kevin)

330.618.5386 (Colleen)

Kevin Locke | Managing Principal, DHG Healthcare

Dixon Hughes Goodman LLP

M 330.606.4699

kevin.locke@dhg.com

From: Jeff Frazier <fotomojo@gmail.com>

Sent: Monday, January 18, 2021 10:45 AM

To: freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>;
board@historicgermantown.org; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-479 Rezoning Germantown to NS opposition.

Dear Councilman O'Connell, Germantown Neighbors, and fellow Nashvillians,

I am a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I'm writing to express my **strong opposition** to this proposal.

Due to a conflict, I could not attend the meeting on Sunday, so please accept this written statement of my position.

I have lived in Germantown at 406 Taylor street since 2002 in a historic "shotgun" style home that I bought specifically because of the MUN zoning.

I very much desire to keep my property as presently zoned and **I hereby formally demand that my property be excluded from the proposed rezoning**. My opposition to proposed BL2020-479 is adamant and I am prepared to take whatever additional steps may be necessary to prevent the unlawful taking of my properties zoning that is being proposed.

I understand the problem that this proposal aims to solve, but this blanket rezoning of an entire neighborhood is not an appropriate, fair or legal solution.

If there is anyway to be exempt from this NS overlay, please let me know how I can officially opt out.

I thank you for your attention to this matter and invite you to reach out with any ideas or questions you may have.

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Sincerely Jeff Frazier

JEFF FRAZIER • PHOTOGRAPHS

615 320 7191

www.jefffrazier.com
