

Please Support our neighborhood's efforts to rezone to 1 home per lot!

Metro Legislation is currently filed, Bill No. BL2015-1083 (below) protects the existing single family character of our neighborhood by changing the existing 1 and 2 family homes per lot zoning (R15) to permit only 1 home per lot (RS15). (BTW, the 'S' stands for single-family). The Warner Park Community Association, our councilperson Emily Evans, the current community plan policy for our neighborhood, and (very likely) the planning staff supports this policy.

This change in zoning **will**:

- Reflect what exists in our neighborhood: 1 home per lot. Most are not aware that current zoning allows 2 homes per lot.
- Be a pro-active move while we have a councilperson to support our decision and provide the funding.
- Prevent the over-built lots that we have all seen in parts of Green Hills and other areas of Nashville.
- Help reduce strain on our existing utilities and stormwater.
- Keep parking and traffic on our streets from doubling.
- Help to prevent 'tall-skinny' homes blocking views and light.
- Preserve the pleasant neighborhood that we moved here for.



2 'McMansions' on 1 lot between 2 homes in East Nashville

Downzoning **will not**:

- Prevent the addition to single-family homes, including 'accessory apartments' as part of the home.

There is some opposition that has threatened 'war' to defeat this rezoning so we need help to get this bill passed.

THIS WILL NOT PASS WITHOUT YOU ATTENDING (and hopefully speaking) at the public hearing dates for the zoning:

1. Neighborhood Meeting: Sunday April 12th, 1-3pm, at the Gordon Jewish Community Center, in our neighborhood on Percy Warner Drive.
2. Public hearing at the Planning Commission Meeting on Thursday, April 23rd, 4PM, at the Sonny West Conference Center, 700 2nd Avenue South
3. Public hearing at the Metro Council Meeting 2nd Reading, May 5, 2015, 6:30 pm, at the David Scobey council chamber at the Metro Courthouse downtown Nashville.

Please speak to your neighbors about the issue and urge them to support the rezoning from R15 to RS15.

The Warner Park Community Association Board unanimously supports rezoning to one home per lot (RS15). Join our **Facebook** group: Warner Parks Community Association and see our **website** at WPCA-Nashville.org

Please detach and sign the petition below and return it to: 6319 Percy Drive, Nashville, TN

I agree with that Bill No. BL2015-1083 (below) should be passed.
(R15 zoning allows up to 2 homes per lot. RS15 allows 1 home per lot.)

Name(s): _____ Signature _____

Street address: _____

Phone number: _____ Email: _____

BILL NO. BL2015-1083 (Evans)

Map & Parcel No./Owner:

129-8-22-072; 129-11-19-77; 129-12-1-85; 129-15-1-75, 82-92; 129-16-1-6; 143-3-1-13 Various Owners

Requested by: Councilmember Evans

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R15 to RS15 zoning for various properties located along Percy Warner Boulevard, Edwin Warner Drive, Saint Henry Drive, Vaughns Gap Road, Vaughns Gap Court, Percy Drive, Park Lane, Highland Park Drive and Neuhoff Lane, west of Highway 100 (approximately 117 acres), all of which is described herein (Proposal No. 2015Z-017PR-001).