

Comments through January 20 on January 26, 2017 Planning Commission agenda items

Item 2, Metro Code amendment pertaining to sidewalks

From: Frank Hundley [mailto:frankhundley@gmail.com]
Sent: Thursday, January 12, 2017 3:40 PM
To: Sloan, Doug (Planning)
Cc: Planning Commissioners
Subject: Please Vote YES for Henderson's Sidewalk Bill! BL 2016-493

Dear Mr. Sloan & Planning Commissioners,

I would like to express my emphatic support for Council Member Henderson's sidewalk bill which The Planning Commission is scheduled review at its January 26th meeting. I live on Delmas Ave in the East Hill Neighborhood of East Nashville, where decades of sidewalk neglect, large scale in-fill development, and an explosion in density create an urgent need for the kind of creative solutions to our infrastructure challenges that Council Member Henderson's bill represents.

While there's near universal consensus among Nashville residents and elected officials that our city sidewalks need attention, the scope of the work needed is daunting, the costs to the city are overwhelming, and implementation is mired in overlapping layers of city bureaucracy. This bill holds the potential to jump past all of those obstacles by closing the loophole in our infill development requirements by requiring single and two family infill developers to build sidewalks that it could take Metro Public Works decades to get to, as well as reducing the use of paying a fee "in lieu of" just building a sidewalk.

Currently, infill developers are not only taking advantage of the rapidly rising property values in our community, but also padding their profit margins by paying the "In-Lieu Fee" rather than just pouring the concrete for sidewalks with no guarantee that those fees will actually go towards building sidewalks in our community. Developers are profiting handsomely from our community, and asking them to also invest in our communities' infrastructure seems reasonable.

Thank you so much for your attention to this matter and I look forward to addressing the commission about this in person on January 26th.

All the best,

Frank Hundley
East Hill Neighborhood Association Executive Committee

921A Delmas Ave
Nashville, TN 37216

Item 10, Harpeth Village

From: Steve Nathan [<mailto:theprez@comcast.net>]

Sent: Wednesday, January 18, 2017 7:41 PM

To: Sloan, Doug (Planning); Planning Commissioners; Napier, Patrick (Planning)

Cc: Rosenberg, Dave (Council Member); dave@daveforbellevue.com

Subject: re: Harpeth Village Amendment at 7725 Old Harding Pike

I understand that this rezoning issue (Harpeth Village Amendment at 7725 Old Harding Pike) is on the agenda for the 1/26/17 Planning Commission meeting, and I suspect you have heard from many local residents in opposition. Having been around for a while, I am aware that these things are typically opposed by neighboring residents, for all the usual reasons, but in my experience, they tend to get approved and come to pass regardless. Once built, this development will add to the current nearly unmanageable traffic mess in that area, and I'd like to suggest a solution that I believe will help a great deal.

Poplar Creek Estates is one of the largest subdivisions in Bellevue (over 500 homes I believe). Cars attempting to exit the subdivision during peak traffic times, and turn left onto northbound Old Harding Pike (OHP) have a great deal of difficulty finding a break in the oncoming traffic. Cars traveling north on OHP are numerous, and when the light at Temple Rd. turns, numerous cars turn right from Temple onto OHP. During morning and afternoon rush hour, the stream is seemingly endless. In addition, in the afternoon, the northbound traffic on OHP "bottlenecks" at Poplar Creek Trace as the Poplar Creek Estates residents sit and wait for a break in the southbound traffic in order to turn into their neighborhood. It's a mess that will only get worse with another 30-50 cars added from the new development.

In my opinion, this could all be made better by installing a traffic light at the intersection of OHP and Poplar Creek Trace (the entrance to Poplar Creek Estates). The light could be set to detect the presence of cars on Poplar Creek Trace, and only trigger when needed.

This would prevent unnecessary hindrance of OHP traffic throughout the day.

In addition, if the southbound traffic on OHP had a left turn arrow, that would allow cars to get into Poplar Creek Estates without backing up the southbound OHP traffic behind them.

I took one of your maps and drew on it a little to hopefully help illustrate my suggestion, and I'm attaching that to this email. Please know that this is an ongoing problem. If the development is approved (as I suspect it will be), it will certainly make the issue worse, but even if the development is not approved, this traffic jam needs a solution.

Thank you for your time,

Steve Nathan

205 Sweetgum Ct.

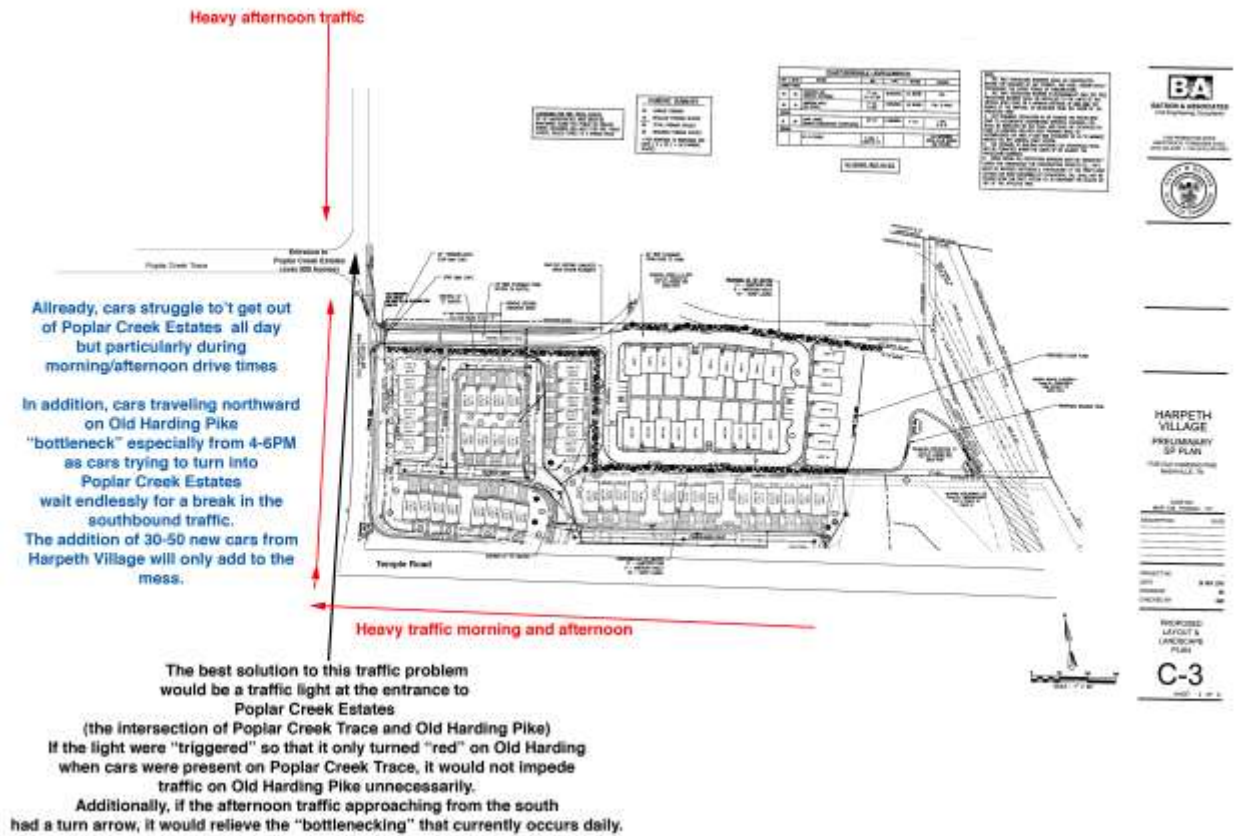
Nashville, TN 37221

615-662-1371

615-423-1275 cell

(attachment follows)

HARPETH VILLAGE AMMENDMENT AT 7725 OLD HARDING PIKE Bellevue 37221



From: Steven Spears [mailto:spears_surveying@yahoo.com]
Sent: Tuesday, January 17, 2017 10:32 AM
To: Planning Staff; Dave Rosenberg; Napier, Patrick (Planning)
Subject: Case 2017SP-014-001

Dear Planning staff, attached is a copy of proposed plan with the May 2010 flood waters overlaid. No matter where the flood line is placed, facts are facts. I previously sent you a photo from the maps.nashville.gov/parcel/viewer/ web site showing the extents of the May 2010 flood waters. It is beyond common sense that you would consider a development in this area. Also, they are trying to push there way through our development with pedestrian traffic. This is unwanted! I hope you will take a closer look at this and the traffic hazards of this access onto Old Harding.

SPEARS SURVEYING

Steven Spears

1005 Pine Meadow Ct.

Nashville, TN 37221

615-830-6182

spears_surveying@yahoo.com

(attachment follows)



**EXTENT OF MAY 2010 FLOOD WATERS
AS SHOWN ON METRO AERIAL PHOTO
maps.nashville.gov/Parcel/Viewer/**

MAP OF EXTENDED DISTRICTS OF METRO
PLANNING AND ECONOMIC DEVELOPMENT
FOR THE CITY OF NASHVILLE, TENNESSEE
AS OF THE YEAR 2010



From: Monikashaw@bellsouth.net [mailto:Monikashaw@bellsouth.net]
Sent: Wednesday, January 11, 2017 12:32 PM
To: Sloan, Doug (Planning)
Cc: Rosenberg, Dave (Council Member)
Subject: Request for deferral of month of case number 2017SP-014-001

Mr. Sloan,

I am a homeowner directly adjacent to the proposed Project **2017SP-014-001**. **This item is on your agenda for January 12th, 2017**

I respectfully request deferral until next month's Planning Commission meeting of the above-referenced project, for the following documented reasons:

1. The Public Notice sign on the Property regarding the meeting states the an incorrect meeting date. The Planning Commission meeting date shown on the sign is December 10, 2015.

Please see attached images

This inaccurate date obviously defeats the purpose of the sign. Nearby neighbors who did not receive postal mailings would be led to believe the relevant Planning Commission meeting had already occurred.

2. Only yesterday, the Planner who prepared the Staff Report recommending approval was made aware that through an administrative error in Storm Water Management, the Planner had used inaccurate floodplain information in preparing his recommendation for approval. Comments he had made part of this case were actually to be applied to another case.

See email below from Steve Mishu, head of Storm Water Management, to Planner Patrick Napier:

Patrick,

It looks like I have incorrectly placed comments in the SP case. Those comments should belong to another project.

This project was reviewed (or to be reviewed) by Jennifer in our office. I've copied her. She can be of more assistance. And I believe she will be going this Thursday too.

Thanks

Mishu

In March 2016, former Planner Jason Swaggart had prepared a staff recommendation recommending disapproval for the same physical plan on the same parcel. Floodplain issues were one of the critical factors in Jason Swaggart's recommended disapproval. At that time, the case number was: **#2005P-008-007**. It was resubmitted by the developer and applicant, Brent Hopper, under case number 2017SP-014-001.

A one-month deferral would allow the Planner to thoroughly review proposal **2017SP-014-001** with consideration given to the **correct** floodplain information, since the current staff recommendation was made using incorrect floodplain information, as documented in the email above from Storm Water Management head Steve Mishu.

Respectfully submitted,

Monika Shaw

902 Silkwood Circle

(2 attachments follow)

ZONING HEARING

WWW.NASHVILLE.GOV

Howard Office Building
700 Second Avenue South

December 10, 2015

4:00 PM

From : RS40

To: SP

862-7190

862-6885
Español



ONING HEARING

WWW.NASHVILLE.GOV

Howard Office Building
700 Second Avenue South
December 10, 2015
From : RS40
To: SP
4:00 PM

862-7190

862-6885

Item 11, Bryant Heights Resub of Lot 1

(attachment follows)

January 2017

RE: 20165-255-001

Bryant Heights Resub of Lot 1
Map 119-06, Parcel(s) 253
Subarea 11, South Nashville (2007
Council District 16 (Mike Freeman)

NASHVILLE & DAVIDSON COUNTY
JAN 6 2017
METROPOLITAN PLANNING DEPARTMENT

This is in response for the request for final plot approval to create four lots on property located at 2686 Hartford Drive, at the northeast corner of Hartford Drive & Whitsett Rd, zoned RS10 (0.95 acres), requested by Q Scott Pulliam, applicant; Jason Bockman owner.

We the undersigned are opposed to this. We have not been given clear intentions of this, though I have emailed for information. There are already violations on Hartford Drive that has been complained about with ^{little to} no effort from Police &/or codes to address. Traffic has greatly increased on this street & so has the difficulty of getting around on this street. We can assume this is for building of duplexes, condos or things of this nature. ~~There are already violations on Hartford Drive that has been complained about with little to no effort from Police &/or codes to address.~~

We, signed below cannot afford to take off work to object, so our signatures are our voice.

David Earl Jay
David Earl Jay
2703 Hartford Dr
Nashville TN 37210

Mike D. Hank
2703 Hartford Dr.
Nash TN 37210

Item 23, 3233 Knobview Drive SP

From: Syracuse, Jeff (Council Member)
Sent: Tuesday, December 20, 2016 7:18 PM
To: Rust, Jason (Planning)
Subject: RE: 1.26 MPC Review Packet

I do not support 2017SP-016-001. Please record my objection.

Thanks, Jason.

Regards,

Jeff

From: Jessica Sullivan [<mailto:jessully31189@gmail.com>]
Sent: Friday, January 20, 2017 8:54 AM
To: Planning Staff
Subject: Case number 2017SP-016-001 Concerned neighbor

To whom it may concern,

My name is Jessica Sullivan and I'm sending this email on behalf of Ann Sullivan Loring, who is a concerned resident of the Donelson area. Mrs. Patricia Raynor is the owner of 3233 Knobview Dr. Nashville, TN 37214. Mrs Raynor has requested re-zoning of her property from RS20 to SP-MU. The letter received from Metro Planning Commission states that the request for zoning change would be to permit an accessory hair salon in addition to all uses permitted by the RS20 zoning currently set in place.

Mrs. Loring, who resides at 3231 Knobview Drive, is Mrs. Raynor's direct neighbor. She and other neighbors surrounding are opposed to the new zoning that could possibly occur. Mrs. Loring, who is a widow, believes the possible outcome could cause future problems regarding potential buyers once Mrs. Raynor decides to sale her property. The change of zoning could allow for other businesses, such as a child's daycare; which would be highly disliked throughout the area. Other issues that may arise would be traffic of customers and inappropriate use of signs or advertising for such a business in a residential area.

The property owners of this area are loyal and hard working people who have fought to keep and maintain a well groomed and respectable neighborhood. Bringing such business to the area would only

cause unnecessary disturbances and irreconcilable changes in property values for those surrounding Mrs. Raynor's property. Thank you for your time.

Sincerely,

Ann Sullivan Loring and Jessica Sullivan

Item 31, Whites Creek at Lloyd Rd UDO (formerly Whites Creek Watershed)

From: Fox, Neal (DCSO)
Sent: Wednesday, January 11, 2017 4:41 PM
To: Buechler, Jessica (Planning)
Cc: Leonardo, Nick (Council Member)
Subject: Whites Creek Watershed Overlay Standards
Importance: High

To: Jessica Buechler
Metropolitan Nashville/Davidson County Planning Department
800 2nd Ave S
Nashville TN 37219

From: Neal Fox (Homeowner)
5467 Buena Vista Pike
Whites Creek TN 37189

Cc: Council member, Nick Leonardo

Dear Ms. Buechler,

Per our conversation, please accept this email as my official vote of support for the Council member Nick Leonardo's application for a "New Whites Creek Watershed Overlay standards for new homes and subdivisions". I've watched the amazing pace of growth in middle Tennessee over the last decade. I've seen some exciting improvements all over town, but there are a few developments that harmed the character, property values, and the quality of life in those neighborhoods.

The property at Clarksville Pike and Dry Fork Rd actually borders my back yard, so we will be directly impacted by the new subdivision. It's been a quiet rural area with long views of pasture and hills. Soon our view will be the backsides of new houses. I believe the loss of these views alone will lower my property value, but my main concern is that the site was approved for a very densely populated development. Dense housing often brings noise, traffic, and crime.

Please feel free to reply or call. It was nice talking to you, and I appreciate you accepting this email in lieu of a hard copy response.

Best regards,

Neal

615-977-9033 (m)

Neal Fox

IT Administrator

Davidson County Sheriff's Office

615-862-8914

Items 32-33, Contextual Overlay District and zoning change along Graybar Lane

From: ckarpy nec@comcast.net [mailto:ckarpy nec@comcast.net]

Sent: Friday, January 20, 2017 8:41 AM

To: Planning Commissioners; Birkeland, Latisha (Planning)

Cc: Pulley, Russ (Council Member)

Subject: Graybar Lane - Contextual Overlay and RS10 Zoning - 2017Z-012PR-001 and 2017Z-013PR-001

Dear Planning Commissioners,

I am writing **in support** of two separate bills, the proposed Contextual Overlay and the proposed change to RS10 Zoning for Graybar Lane between Granny White and Leland. (Cases 2017Z-012PR-001 and 2017Z-013PR-001). My family's personal is located within the proposed boundary.

The homes on our street, built in the late 30's and early 40's, retain their original, charming character. These are 1-1/2 story homes, between 20' and 25' tall. The bulk regulations allow a 3-story home to be built in our neighborhood. Metro Codes allows a 45' tall home! This type construction is appropriate in new subdivisions and areas being revitalized, but a home like this will tower over the existing homes in my neighborhood, and is not appropriate. We seek relief from the bulk regulations in the form of the Contextual Overlay, as it limits the height of a new home to relate to the surrounding homes, thus preserving the character of the block.

To date, this part of Graybar has not experienced demolition and infill construction. The street retains its original development pattern, with existing homes spaced proportionally to each other. The only new construction is a new home in the backyard of 1111 Graybar. (Thankfully, the original home along the street was preserved). The introduction of "tall/skinny" homes will disrupt the visual continuity of the street. Changing the zoning from R10 to RS10 will preserve the streetscape.

Graybar Lane immediately to the west and east of us are both zoned RS. Changing Graybar Lane between Granny White and Leland to RS10 would continue the RS zoning district on Graybar.

This past fall we held two community meetings, both with Councilman Pulley, and afterwards conducted a survey of the homeowners of our neighborhood. 100% of the neighbors who responded are in favor of the Contextual Overlay. Of those, 81% are in favor of the change to RS10 zoning. Five neighbors are opposed. They have been present at various meetings, and my understanding is that their concerns stem from wishing to rent part of their home long-term (as opposed to short-term, which interestingly is allowed in RS districts) or build a mother-in-law suite over a garage. This is my understanding, but they will obviously need to speak for themselves. It is my hope that they can accomplish their goals. It's important to note that these neighbors are in favor of preserving the neighborhood, because they are in favor of the Contextual Overlay.

Regarding property rights, I understand the complexity of this issue, and the following comments are in reference to developers who do not currently live on our street, but may wish to develop on our street. I would like to offer the following thoughts, because the property rights of the neighbors that support the Contextual Overlay and the change to RS10 zoning are just as important as other's property rights.

- The first and only zoning designation for our street is R10, established in 1974, according to the Metro GIS website. A few traditional duplexes, predating 1974, exist on our street, fully connected with two entries. These 1-1/2 stories homes resemble the neighboring single-family homes. The 2008 change to the zoning code that revised the definition of two-family unfortunately resulted in the "tall/skinny" and "house in the backyard" scenarios. When R10 zoning was established for our neighborhood in 1974, these scenarios were inconceivable. These are two separate homes on one lot. A property owner does not have any more right to build two homes on one lot, than the remainder of our neighborhood has to protect

the true intention of the zoning that was originally established for our neighborhood, which is single family homes and connected duplexes. We seek the change to RS10 zoning, to protect our property rights.

- Tall homes will tower over our existing homes, which can create shadows and prevent sunlight from entering our properties.
 - A large house built in a backyard infringes on our right to privacy in our backyards. In fact it can decrease the value of our homes, as many do not wish to purchase a property with a backyard exposed to the neighbors.
 - This area was affected by the 2010 flood. Additional impervious surface will increase the chance of flooding.
 - Our neighbors have the right to live in a neighborhood that resembles the established neighborhood at the time we purchased our homes. We have the right to preserve the character of our street.
- According to the Metro Zoning Code, Section 17.08.030 District Land Use Tables, two-family is not permitted by right in the R10 zoning district; instead a property is eligible for two-family only if it meets certain conditions. It's not a given right of a developer to build two homes on one lot.

Graybar Lane between Granny White and Leland is a rare example of a historically intact street. The Planning Staff Report for a similar, successful downzone bill (Woodlawn, also in Green Hills), notes the following, encouraging statements about the Green Hills – Midtown Community Plan:

- The maintenance plan “is intended to preserve the general character of developed suburban neighborhoods”
- “Effort should be made to retain the existing character of the neighborhood”.
- “Any change should not disrupt the overall established development pattern”

Our street retains its original character, which is exceedingly rare now in the city. Please help us preserve our street.

Thank you for your time,

Christina Karpynec
1104 Graybar Lane

Disclosure note: I am a member of the Board of Zoning Appeals; however I am writing to and appearing before the Planning Commission as a property owner in support of two cases that affect my personal residence. These two cases do not involve the BZA. If legislation is passed regarding these two cases, and an appeal later comes before the BZA, I will recuse myself from the case. Additionally, BZA members are volunteers and are not paid or employed by Metro.

From: Julia Baldrige [mailto:Julia_Baldrige@vfc.com]

Sent: Thursday, January 19, 2017 1:43 PM

To: Planning Commissioners

Subject: Support for Graybar Lane: Contextual Overlay 2017Z-012PR-001 and RS10 2017Z-013PR-001

Dear Commissioners;

I write to you today in support of the proposed contextual overlay (Case 2017Z-012PR-001) and RS10 (Case 2017Z-013PR-001) for Graybar Lane. My family and I have lived on this street since relocating from Houston in November 1992. Our street, between Granny White Pike and Lealand, has retained its original character with charming 1940 cottages. A majority of us have raised our children (and grandchildren) here and invested in our community.

Over the last year, this area has changed dramatically. On some streets the number of houses have doubled changing the charm of the area. Congestion is high. Cars are parked on the streets limiting the amount of space kids can ride their bikes and speed limits are not being observed. Smaller houses are torn down for at least two to replace them. Water pressure is low. It appears economic diversity will soon be gone for only those who can afford \$750K houses.

We love Nashville and welcome our new neighbors but are begging you to limit one house per lot (RS10) and the height of the house. Graybar Lane immediately to the west and east of us are both zoned RS. Changing our part of Graybar from R to RS continues the RS zoning designation on Graybar. I've attached pictures of Ackerman Court which is literally behind my house.

There's room in this city for everyone. It doesn't just have to be all in South Nashville.

Julia Haughton-Baldrige

Senior Manager, Managed Programs

VF Imagewear

545 Marriott Drive

Nashville, TN 37214

615-565-5352 (Office)

615-584-8174 (Cell)

615-882-2524 (Fax)

(3 attachments follow)







From: Jessica Young [mailto:smoungs@yahoo.com]
Sent: Wednesday, January 18, 2017 8:35 PM
To: Birkeland, Latisha (Planning); Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Contextual Overlay Case 2017Z-012PR-001 and RS10 Case 2017Z-013PR-001

Dear Planning Commissioners,

I'm writing in support of Contextual Overlay Case 2017Z-012PR-001 ad RS10 Case 2017Z-013PR-001.

We've lived on Graybar Lane since 2005, and we love our neighborhood. The homes on our street are original, built in the late 30's and early 40's, and the street has retained its original character. When new homes are constructed that aren't contextual, they have the potential to threaten our views, infringe on our privacy, and really change the overall feel of the neighborhood. Our homes are mostly 1-1/2 story homes, between 20' and 25' tall. Contextual Overlay limits the height to a reasonable height in relation to the surrounding homes.

Graybar Lane immediately to the west and east of us are both zoned RS. Changing our part of Graybar from R to RS continues the RS zoning designation on Graybar. In addition, allowing increased density in our neighborhood (which was affected by the 2010 flood) will not only affect traffic but also result in more impervious surface, slowing storm-water run-off and increasing the chance of future flooding.

For these reasons, I'm writing in support of both of these cases. Thank you for all you do and for your consideration.

Sincerely,

Jessica Young

From: Elizabeth Rodgers [mailto:elizabee.rodgers@gmail.com]

Sent: Wednesday, January 18, 2017 1:33 PM

To: Planning Commissioners

Cc: Birkeland, Latisha (Planning); Pulley, Russ (Council Member)

Subject: Support for Graybar Lane Contextual Overlay (2017Z-012PR-001) and RS10 (2017Z-013PR-001)

Dear Commissioners,

I am in support of the proposed contextual overlay (Case 2017Z-012PR-001) and RS10 (Case 2017Z-013PR-001) for Graybar Lane. I was raised at 1103 Graybar, and my parents still live in my childhood home. As a working adult in Nashville who hopes to soon own property, I will look for a home in a neighborhood that has the quality, charm, and character of Graybar Lane. Please do all you can to protect the integrity of my home neighborhood by approving the contextual overlay and zoning to RS.

By ensuring that homes are built with a footprint and height that are similar to the other homes, Graybar Lane can continue to be a family centered neighborhood that keeps its historic charm. By ensuring that only one home can be built on a lot, we can ensure the privacy of all residents, without another house in the backyard.

I am delighted to live in a city that is considered an ideal place to live. I agree and have chosen to live here as a young professional. One of the reasons so many want to move here is because of neighborhoods like Graybar Lane. Please protect my neighborhood and keep Nashville's quality and character intact.

Kind regards,

Elizabeth Rodgers

Native Nashvillian raised on Graybar Lane

From: Elizabeth Rodgers [mailto:elizabee.rodgers@gmail.com]

Sent: Wednesday, January 18, 2017 1:31 PM

To: Planning Commissioners

Subject: latisha.birkeland@nashville.gov; russ.pulley@nashville.gov

Dear Commissioners,

I am in support of the proposed contextual overlay (Case 2017Z-012PR-001) and RS10 (Case 2017Z-013PR-001) for Graybar Lane. I was raised at 1103 Graybar, and my parents still live in my childhood home. As a working adult in Nashville who hopes to soon own property, I will look for a home in a

neighborhood that has the quality, charm, and character of Graybar Lane. Please do all you can to protect the integrity of my home neighborhood by approving the contextual overlay and zoning to RS.

By ensuring that homes are built with a footprint and height that are similar to the other homes, Graybar Lane can continue to be a family centered neighborhood that keeps its historic charm. By ensuring that only one home can be built on a lot, we can ensure the privacy of all residents, without another house in the backyard.

I am delighted to live in a city that is considered an ideal place to live. I agree and have chosen to live here as a young professional. One of the reasons so many want to move here is because of neighborhoods like Graybar Lane. Please protect my neighborhood and keep Nashville's quality and character intact.

Kind regards,

Elizabeth Rodgers

Native Nashvillian raised on Graybar Lane

From: Peggy Anderson Guy [mailto:pguy@comcast.net]

Sent: Wednesday, January 18, 2017 10:14 AM

To: Planning Commissioners

Subject: Graybar Lane: Case 2017Z-012PR-001 and Case 2017Z-013PR-001

We write in complete **support** of both cases, Case 2017Z-012PR-001 and Case 2017Z-013PR-001.

My husband Bob and I moved into our home at 1113 Graybar Lane on September 1, 1975. My parents initially bought the house in order for us to live on this great street in a wonderful neighborhood. We eventually bought it from them.

Our house was built in 1939 and the first person to live in it was a teacher. Very appropriate, as we were teachers. Over time the house has been updated and cared for by its owners. Our son, David, will eventually own this house, which he loves. All three of us are committed to maintaining the character and viability of this street.

We were thrilled when the home next to ours, at 1111 Graybar, was sold to a developer who was committed to renovating the house, rather than tearing it down. Higher offers were turned down to assure this result. The renewed home has now been sold and it is a superb example of what is possible.

Flooding is an additional issue. The fields behind our home (property which belonged to Grandview) have flooded on several occasions since we've lived here. In 2011, for the first time, water reached our house and entered our walk-out basement. Higher density will only increase the possibility of this in the future.

As native Nashvillians, we appreciate the growing vitality of our city. We recognize the need for changes, but also recognize the need to keep elements that attract newcomers. Please let us keep the character of this street for both current and future generations.

Thank you,

Peggy Anderson Guy

From: Nina Ingham [mailto:ninaingham.coms@gmail.com]

Sent: Tuesday, January 17, 2017 6:33 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member); Birkeland, Latisha (Planning)

Subject: Support for Graybar Lane Contextual Overlay (2017Z-012PR-001) and RS10 (2017Z-013PR-001)

Dear Commissioners,

We are in favor of these zoning changes and own property within the area being considered. We own 1117 Graybar Lane. We are writing to ask that you protect our neighborhood. We bought in

the neighborhood because of its character which is at risk of being changed by non-resident developers looking to turn a quick profit. Please consider our neighborhood's interests, our deep commitment to maintaining the present quality of the homes. If the dense development is allowed and we soon have homes peering into our backyards we will lose the longstanding personality, if you will, of our quiet streets and yards that we enjoy. In addition to the aesthetic aspect of the original character of the architecture of the homes on Graybar, this area was affected by the 2010 flood. Allowing more density in this area will result in more impervious surface, slowing the stormwater run-off and increasing the chance of flooding. Graybar Lane immediately to the west and east of us are both zoned RS. Changing our part of Graybar from R to RS appropriately continues the RS zoning designation on Graybar.

thank you,

Nina Ingham

--

Nina Ingham COMS
377-9721 hm
417-0300 cell
801 Cedar Knob Rd
Nashville, TN 37221

From: Rodgers, Erin K [mailto:erin.rodgers@Vanderbilt.Edu]
Sent: Tuesday, January 17, 2017 1:11 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Support for Graybar Lane Contextual Overlay (2017Z-012PR-001) and RS10 (2017Z-013PR-001)

Dear Commissioners,

I write to you today in support of the proposed contextual overlay (Case 2017Z-012PR-001) and RS10 (Case 2017Z-013PR-001) for Graybar Lane. My husband and I have owned and lived at 1103 Graybar Lane for 29 years, and value our charming original 1940's home, as well as the other original homes in our family friendly neighborhood. We purchased this home with the intention of raising our family here, two adult daughters, who continue to cherish the memories of a childhood in a beautiful friendly Nashville neighborhood.

Please protect this neighborhood- It's character and charm are valued by those of us who live here. Please limit the height and footprint of the homes on Graybar, keeping them in context, and allowing for privacy, a basic right of property owners.

Please protect our neighborhood from the building of multiple tall houses on lots intended for only one home. These new builds are not in keeping with the character of this neighborhood, will increase the traffic making it less safe for children, will de-value my home, and destroy the basic character and integrity of this long established Nashville neighborhood.

Other sections of Graybar lane are already zoned for RS. By passing the proposed contextual overlay and RS zoning, we will be in keeping with the rest of Graybar Lane.

Thank you for your support and for honoring the heart, soul, and character of our loving and welcoming neighborhood.

Erin Rodgers

1103 Graybar Lane

Nashville TN, 37204

Erin Rodgers, DNP, RN, CPN

Assistant Professor

Vanderbilt University School of Nursing

312 Godchaux Hall

Nashville, TN 37240

erin.rodgers@vanderbilt.edu

From: Herron, Suzanne [mailto:suzanne.herron@Vanderbilt.Edu]

Sent: Tuesday, January 17, 2017 11:03 AM

To: Birkeland, Latisha (Planning)

Cc: stephanie.cox@kobaltmusic.com; ckarpy nec@comcast.net

Subject: Graybar Lane - Case 2017Z-012PR-001 & Case 2017Z-013PR-001

Importance: High

Hello,

I am writing to you in support of approving the proposed Contextual Overlay and RS-10 zoning for Graybar Lane, located between Lealand Lane and Granny White Pike. My property at 1016 Graybar Lane is within this boundary. **I am asking you to please approve both the proposed Contextual Overlay and RS-10 zoning for our block on Graybar.** These beautiful older homes must be maintained on our block and protected from the unattractive newer houses that are being built in the Nashville area, known as the “tall skinnies.” Our homes were built in the 1930s and 1940s. They represent the architectural integrity of Nashville. We cannot lose or compromise our older beautiful neighborhoods. If multiple homes are built on one piece of property, it infringes on my home’s value and beauty. I have lived in Nashville since I was a child and have always loved our neighborhood and streets. Every day I see homeowners who are very upset about developers trying to make money at the established homeowners’ expense. This is not good for Nashville, not good for our neighborhoods, our citizens, nor our homes. Please help us protect our block on Graybar Lane by approving the Contextual Overlay and RS-10 zoning. We MUST protect the integrity of our homes and property value. Someone else’s desire to build new and unattractive homes or additions on our block cannot come at the expense of others.

Sincerely,

Debra Suzanne Herron

1016 Graybar Lane

Nashville, TN. 37204



Suzanne Herron • Student Employment & Sustainability Coordinator

Vanderbilt University • Campus Dining

O. 615.875.6102

www.campusdining.vanderbilt.edu



Non-agenda items

Short-term rentals

From: G. Renshaw [mailto:grenshaw55@gmail.com]

Sent: Tuesday, January 17, 2017 11:55 AM

To: Robert Hopkins

Cc: Council Members; Barry, Megan (Mayor); Planning Commissioners

Subject: Re: : Type II and III STRPs may REDUCE Economic Output in Nashville by \$50 Million per year

I'm truly thankful for the depth and breadth of expertise and experience in this group!

Bob, great letter.

On Tue, Jan 17, 2017 at 11:46 AM, 'Robert Hopkins' via Nashville Neighborhood Alliance Ad Hoc Committee on STRs <nashville-neighborhood-alliance-ad-hoc-committee-on-strs@googlegroups.com> wrote:

Dear Council and Committee Members

Type II and III STRPs reduce economic output by \$50,000,000 per year.

I am writing this letter in response to the economic benefit that Investor-Owned STRPs are espousing. I have copied a specific letter sent to you at the bottom of this letter. When you take a step back and look at their argument with a critical eye it is simple to see the bad assumptions.

The writer (Bick) claims that the approximately 1,600 Investor Owned/non-owner occupied STRP provide \$250,000,000 in GDP.

Bick's math is simple: 600,000 customers x \$425 spend per visit = \$255,000,000.

There are 2 significant and fatal flaws to this calculation. I will outline them below.

1. First, Bick assumes that 100% of these 600,000 customers will NOT visit Nashville if they cannot stay in an Investor-Owned STRP. We know this not to be true. In 2015, Nashville had approximately 13.5 million visitors. Even using Beck's customer count of 600,000 this shows that about 96% of all visitors to Nashville did NOT stay at an Investor-Owned STRP. Why would we believe that none of Bick's customers would not visit Nashville to stay in a Type I STRP or hotel? I would put to you that a very large number of these 600,000 customers would come to our fine, hip, hot city anyway. They came to our city before STRPs and that would continue.

But for simplicity, let's give Bick's argument an overwhelmingly conservative estimate that 50% of these 600,000 customers will not come to Nashville if there are no Type II and III, Investor-owned STRPs.

This would bring Bick's estimate from \$250,000,000 down to \$125,000,000

2. Second, Bick assumes that if we outlaw Type II and III, Investor-owned STRPS that these approximately 1,600 homes would disappear into the ether. This may be the most absurd point. Of course these homes would still exist and have significant economic value. They would exist as housing stock and long term rentals. And most importantly, the residents of these homes would create substantial economic output for Nashville.

We know that full time residents contribute far more economic activity than tourists visiting for the weekend. Think of all you spend as resident of Nashville.

A resident buys or consumes locally: Homes, home repair, furniture, cars, groceries, shoes and clothes, car repair, hair salon, car license and inspection fees, lawn work, send children to schools, school clothes and supplies, daycare, bus passes, doctor visits, gym memberships, plumbing, HVAC, etc., etc., etc. A tourist does not.

Keeping with Bick's own points on GDP, we see that according to the U.S. Bureau of Economic Analysis that the average Nashville resident contributes approximately \$54,000 per year in GDP.

If we assume that each of these 1,600 mini-hotels are converted to homes and occupied by 2 residents, on average, the economic output would be \$108,000 per year.

$1,600 \times \$108,000 = \$172,800,000$ in GDP

Giving Bick the assumption that 50% of her customers won't visit Nashville without her hotel in the residential neighborhood, Nashville would lose \$125 million, but gain \$173 million in residential spend.

The conclusion, using Bick's own method, shows that Nashville's economic output is reduced by nearly \$50,000,000 per year by allowing Investor-Owned, Type II and III STRPS.

A few summary points in closing:

- It is clear that a full time resident of Nashville creates more economic activity than a part time tourist. STRP II and III are a net economic negative. Further, they threaten the fabric of neighborhoods. Ask yourself why we would need them?
- If you allow this commercialization of Residential neighborhoods to continue you will be on a slippery slope that you will never climb. There will be other businesses that will want the right to set up in residential neighborhoods based upon your approval of these hotels. "If they get it, why not us" will be the question. Why open that up? Stand-up, with consistency, for neighborhoods. Stop the commercialization now and save yourself the headache.
- Support our housing stock and the NashvilleNext Plan
- This is not a FATAL decision. No one will die if you protect neighborhoods by banning Type II and III STRPs. These Type II and III investors will make more noise than sense. They know the risk of investing. They were never promised a life-long investment. Their permits are 12 months long.
- We need to have the humility to admit we made a mistake. We need to learn from these other progressive cities that blazed paths before us and are frantically trying to/ have successfully banned Type II and III STRPS. The old adage, "when you're in a hole, stop digging" applies. Stop digging this Type II and III hole.

- Finally, there is an exponentially higher number of residents/constituents than there are Developers/Investors in these mini-hotels. One side cares only about the business they can do in a residential neighborhood. The other side has no profit motive and cares only about the fabric and future of Nashville neighborhoods. Who do you represent?

Sincerely,

Bob Hopkins

1300 Shelby Ave, Nashville 37206

Bick Letter provided below:

From: Carsten Bick
Sent: Tuesday, January 10, 2017 11:55 PM
To: Council Members
Subject: STRP Issue: Personal Perspective on STRP Debate - NOT a form email

Good Evening Metro Nashville Council,

Do we really want to leave \$250,000,000.00 in GDP, hundreds of newly created jobs, direct income stream for 1,600 constituents, and affordable housing for visiting tourists and families on the table? While these are real concerns and consequences of a potential STRP non-owner-occupant ban, I recognize that there are many valid and legitimate concerns of the other side of this coin. If I have your attention, please take the time to read a balanced, bi-partisan, perspective on this very important topic.

My name is Carsten Bick. I am a 2010 alum of Vanderbilt University, homeowner in Wedgewood-Houston, healthcare professional, and sure-to-be lifelong Nashville resident. I would like to share my perspective on the non-owner-occupied STRP debate. I sincerely hope that you will take the time to read this with an open mind.

Perspective: The evolution of technology in the shared economy is opening doors never previously available for consumers, business owners, and investors alike. Nashville, through its record growth and eager embrace of economic development, has showed to be a progressive and lead-by-example capital that provides opportunity, employment, tourism, and pursuit of happiness to all who come or live here. It is part of what makes this town so great. Closing the door, as some have suggested, on non-owner-occupied short-term rentals all together is to take a big step back in what has made us so successful to begin with. When the council set to

regulate this new home-sharing economy, they did it with positive and logical intent. I believe the initial regulations, while with flaws, are solid in their intent to represent the rights of non-STRP homeowners and STRP homeowners alike. Things like the 3% cap (Type 2), 15.2% taxation, occupancy caps, etc., are all reasonable regulations. With that said, and in listening to some of the concerned neighbors of STRPs, I would not want to live next to some of these storied homes either. People have a right to live peacefully and be respected by their neighbors, whether they be out-of-town guests of third generation Nashvillians. It is for this reason that the city's focus should be on enforcement, and not on continued regulation or termination of STRP rentals as a whole.

In my opinion, to write rules and regulations of a new industry and then ban a large portion of said industry (Type 2/3 Permits) after 1,600~ of your constituents have invested huge sums to participate, is to unjustly penalize, financially, a large number of the population. Many people, myself included, have invested large sums of personal savings, home-equity, and personal capital to pursue investments in this space. To change, or completely kill, the operational bounds of a new industry without first giving an honest effort on enforcing what was laid out to begin with is not a reasonable position for the city to take. In fact, I think there is an argument that such a decision could set a dangerous precedent and even spur future investment, whether external or internal, into the city of Nashville.

The initial legislation called for a series of rules in order for a permit holder to be compliant. In addition, the regulation provided a series of avenues by which the city and its non-STRP permit holders could participate in a cohesive enforcement approach. One of these allotted powers was the power to strip permits after three formal complaints on a given permit in a calendar year. My first question would be: how many permits have actually been stripped? Why has Metro sent taxation notices to permit holders but not sent educational pamphlets to neighbors of STRPs informing them of their rights and their power within the law to submit formal complaints? If I was a neighbor of a problematic STRP, I would want to know that regulation exists for me to formally issue grievance that can actually lead to my problem being solved. If the city did not put ample resources into planning and enforcing the regulations that it wrote, is it reasonable that the citizen who has invested by the city's rules should be adversely affected? Let us first enforce this regulation and then measure the number of complaints from our neighbors. Let us compare operational homes on STRP sites to actual registered permits for said homes, cull the bad apples, and then measure the number of complaints from our neighbors. Let us review listings on Airbnb that state 13+ guests allowed, revoke their permits, and then measure the number of complaints from our neighbors. I am an owner of a Type 1, Type 2 and Type 3 permit and I pride myself on having relationships and respect with my neighbors at all three of these homes. My trash is not building up, my guests are respectful, and my neighbors can call me 24/7 if any concern ever arises. The people that want to do right by their neighbors, by the city, and by the law, should not be penalized because of the fact that the city has not made an honest, thorough, and resource-backed effort to regulate the laws that it wrote. To me, it seems unreasonable that the city requests 15.2% gross tax on all revenues and then does not wish to re-invest into regulating the industry that it initially helped to set up. An industry, for what it's worth, that is changing the way people travel the world.

On taxation, however, I believe there are several routes the city can and should pursue. Primarily, it can finally allow Airbnb to collect taxes on behalf of the city on the front-end of transactions. Second, if this is too problematic, the city could get creative and mandate that for permits to be issued, renewed, and held, the permit owner must submit year end records directly from the short term rental company (Airbnb, VrBO, etc.) outlining annual revenue and occupancy. With this information, a single Metro employee could validate that owner-remitted taxes match owner revenue for the entire ownership base in one month or less to ensure compliance. The point is, let's first enforce what was written and then make an informed decision. In my opinion, the tax revenues available to Nashville are far larger than the Metro government understands.

Impact of Non-Owner-Occupied Ban: Finally, I think that before any legislative decisions are made that limit, or worse, completely shut down non-occupant owned STRP operation, the city needs to conduct an economic study. This industry brings a huge number of benefits that I have not, to date, seen appropriately credited.

1. \$250,000,000.00 in contributed GDP that could disappear – expanded below.
2. Hundreds of jobs created for support industries including cleaning staff, management companies, handy-men, groundskeepers, etc.
3. New stream of direct income to 1,600+ citizens
4. Affordable, sufficiently-sized, housing for tourists, families, and out-of-towners
5. Increased development of auxiliary neighborhoods as investors buy and build homes in neighborhoods further and further from city center as the 3% type 2 permit cap is reached closer to down town. I myself am a contributor to this as I built a new home in a historically lower-income neighborhood solely to be compliant with type 2 permitting caps.

To shut-down non-owner-occupied STRP would kill income for a material number of Nashvillians, strip hundreds of jobs and livelihood, limit neighborhood growth and development, and MOST importantly, would have a material economic impact on the city. I do not think the city understands the number of people who are able to visit Nashville based on the housing options available via STRPs. Conservatively, at 1,619 units (number of Type 2/3 permits as listed in latest Tennessean article on desire for ban), each allowing for 2-12 people and using a midpoint of 7 guests, and using a very conservative one rental per week per unit, that is almost 600,000 people per year. How many of them now decide not to come to the city because their group would rather be together somewhere else or because they cannot afford \$400 a night for a single room at the Omni? How much money is each of them going to go spend in Chicago, New York, or Miami, instead of our city? If each of these people spent \$425/trip in the city, that is an extra \$250,000,000.00 of GDP, annually. What is the trickle down affect across the base of supporting businesses when a large portion of this money is removed? This is a very, very, important piece of this debate that I believe deserves more attention and study prior to any long-term decisions being made regarding this debate.

In summary, I recognize that this is a difficult topic and the voices of your constituents, my

neighbors, are ALL important.

No one is wrong in this debate. However, I do believe there is a fair and reasonable middle ground that can be met that satisfies the concerns of all Nashvillians, STRP owners and non-owners alike. This middle ground, however, is contingent upon duly thought and executed enforcement. Something I think that, together, we can accomplish.

I thank you all for your daily representation of Nashvillians, your work to do right for our people, and I invite your feedback and discussion. Finally, if possible, I would like the opportunity to meet with any Council person who would like to proactively engage in dialogue on how to best support what can, and should be, a great part of this developing and thriving city.

Sincerely,
Carsten Bick

--

You received this message because you are subscribed to the Google Groups "Nashville Neighborhood Alliance Ad Hoc Committee on STRs" group.

To unsubscribe from this group and stop receiving emails from it, send an email to nashville-neighborhood-alliance-ad-hoc-committee-on-strs+unsubscribe@googlegroups.com.

To post to this group, send email to nashville-neighborhood-alliance-ad-hoc-committee-on-strs@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/nashville-neighborhood-alliance-ad-hoc-committee-on-strs/245382315.4710459.1484675218583%40mail.yahoo.com>.

For more options, visit <https://groups.google.com/d/optout>.

(attachment follows)

Dear Council and Committee Members

Type II and III STRPs reduce economic output by \$50,000,000 per year.

I am writing this letter in response to the economic benefit that Investor-Owned STRPs are espousing. I have copied a specific letter sent to you at the bottom of this letter. When you take a step back and look at their argument with a critical eye it is simple to see the bad assumptions.

The writer (Bick) claims that the approximately 1,600 **Investor Owned/non-owner occupied STRP** provide \$250,000,000 in GDP.

Bick's math is simple: 600,000 customers x \$425 spend per visit = \$255,000,000.

There are 2 significant and fatal flaws to this calculation. I will outline them below.

1. First, Bick assumes that 100% of these 600,000 customers will NOT visit Nashville if they cannot stay in an Investor-Owned STRP. We know this not to be true. In 2015, Nashville had approximately 13.5 million visitors. Even using Beck's customer count of 600,000 this shows that about 96% of all visitors to Nashville did NOT stay at an Investor-Owned STRP. Why would we believe that none of Bick's customers would not visit Nashville to stay in a Type I STRP or hotel? I would put to you that a very large number of these 600,000 customers would come to our fine, hip, hot city anyway. They came to our city before STRPs and that would continue.

But for simplicity, let's give Bick's argument an overwhelmingly conservative estimate that 50% of these 600,000 customers will not come to Nashville if there are no Type II and III, Investor-owned STRPs. This would bring Bick's estimate from \$250,000,000 down to \$125,000,000

2. Second, Bick assumes that if we outlaw Type II and III, Investor-owned STRPS that these approximately 1,600 homes would disappear into the ether. This may be the most absurd point. Of course these homes would still exist and have significant economic value. They would exist as housing stock and long term rentals. And most importantly, the residents of these homes would create substantial economic output for Nashville.

We know that full time residents contribute far more economic activity than tourists visiting for the weekend. Think of all you spend as resident of Nashville.

A resident buys or consumes locally: Homes, home repair, furniture, cars, groceries, shoes and clothes, car repair, hair salon, car license and inspection fees, lawn work, send children to schools, school clothes and supplies, daycare, bus passes, doctor visits, gym memberships, plumbing, HVAC, etc., etc., etc. A tourist does not.

Keeping with Bick's own points on GDP, we see that according to the U.S. Bureau of Economic Analysis that the average Nashville resident contributes approximately \$54,000 per year in GDP.

If we assume that each of these 1,600 mini-hotels are converted to homes and occupied by 2 residents, on average, the economic output would be \$108,000 per year.

$1,600 \times \$108,000 = \$172,800,000$ in GDP

Giving Bick the assumption that 50% of her customers won't visit Nashville without her hotel in the residential neighborhood, Nashville would lose \$125 million, but gain \$173 million in residential spend.

The conclusion, using Bick's own method, shows that Nashville's economic output is reduced by nearly \$50,000,000 per year by allowing Investor-Owned, Type II and III STRPS.

A few summary points in closing:

☒ It is clear that a full time resident of Nashville creates more economic activity than a part time tourist. STRP II and III are a net economic negative. Further, they threaten the fabric of neighborhoods. Ask yourself why we would need them?

☒ If you allow this commercialization of Residential neighborhoods to continue you will be on a slippery slope that you will never climb. There will be other businesses that will want the right to set up in residential neighborhoods based upon your approval of these hotels. "If they get it, why not us" will be the question. Why open that up? Stand-up, with consistency, for neighborhoods. Stop the commercialization now and save yourself the headache.

☒ Support our housing stock and the NashvilleNext Plan

☒ This is not a FATAL decision. No one will die if you protect neighborhoods by banning Type II and III STRPs. These Type II and III investors will make more noise than sense. They know the risk of investing. They were never promised a life-long investment. Their permits are 12 months long.

☒ We need to have the humility to admit we made a mistake. We need to learn from these other progressive cities that blazed paths before us and are frantically trying to/ have successfully banned Type II and III STRPS. The old adage, "when you're in a hole, stop digging" applies. Stop digging this Type II and III hole.

☒ Finally, there is an exponentially higher number of residents/constituents than there are Developers/Investors in these mini-hotels. One side cares only about the business they can do in a residential neighborhood. The other side has no profit motive and cares only about the fabric and future of Nashville neighborhoods. Who do you represent?

Sincerely,

Bob Hopkins

1300 Shelby Ave, Nashville 37206

Bick Letter provided below:

From: Carsten Bick Sent: Tuesday, January 10, 2017 11:55 PM To: Council Members Subject: STRP Issue: Personal Perspective on STRP Debate - NOT a form email Good Evening Metro Nashville Council, Do we really want to leave \$250,000,000.00 in GDP, hundreds of newly created jobs, direct income stream for 1,600 constituents, and affordable housing for visiting tourists and families on the table? While these are real concerns and consequences of a potential STRP non-owner-occupant ban, I recognize that there are many valid and legitimate concerns of the other side of this coin. If I have your attention, please take the time to read a balanced, bi-partisan, perspective on this very important topic. My name is Carsten Bick. I am a 2010 alum of Vanderbilt University, homeowner in Wedgewood-Houston, healthcare professional, and sure-to-be lifelong Nashville resident. I would like to share my perspective on the non-owner-occupied STRP debate. I sincerely hope that you will take the time to read this with an open mind. Perspective: The evolution of technology in the shared economy is opening doors never previously available for consumers, business owners, and investors alike. Nashville, through its record growth and eager embrace of economic development, has showed to be a progressive and lead-by-example capital that provides opportunity, employment, tourism, and pursuit of happiness to all who come or live here. It is part of what makes this town so great. Closing the door, as some have suggested, on non-owner-occupied short-term rentals all together is to take a big step back in what has made us so successful to begin with. When the council set to regulate this new home-sharing economy, they did it with positive and logical intent. I believe the initial regulations, while with flaws, are solid in their intent to represent the rights of non-STRP homeowners and STRP homeowners alike. Things like the 3% cap (Type 2), 15.2% taxation, occupancy caps, etc., are all reasonable regulations. With that said, and in listening to some of the concerned neighbors of STRPs, I would not want to live next to some of these storied homes either. People have a right to live peacefully and be respected by their neighbors, whether they be out-of-town guests of third generation Nashvillians. It is for this reason that the city's focus should be on enforcement, and not on continued regulation or termination of STRP rentals as a whole. In my opinion, to write rules and regulations of a new industry and then ban a large portion of said industry (Type 2/3 Permits) after 1,600~ of your constituents have invested huge sums to participate, is to unjustly penalize, financially, a large number of the population. Many people, myself included, have invested large sums of personal savings, home-equity, and personal capital to pursue investments in this space. To change, or completely kill, the operational bounds of a new industry without first giving an honest effort on enforcing what was laid out to begin with is not a reasonable position for the city to take. In fact, I think there is an argument that such a decision could set a dangerous precedent and even spur future investment,

whether external or internal, into the city of Nashville. The initial legislation called for a series of rules in order for a permit holder to be compliant. In addition, the regulation provided a series of avenues by which the city and its non-STRP permit holders could participate in a cohesive enforcement approach. One of these allotted powers was the power to strip permits after three formal complaints on a given permit in a calendar year. My first question would be: how many permits have actually been stripped? Why has Metro sent taxation notices to permit holders but not sent educational pamphlets to neighbors of STRPs informing them of their rights and their power within the law to submit formal complaints? If I was a neighbor of a problematic STRP, I would want to know that regulation exists for me to formally issue grievance that can actually lead to my problem being solved. If the city did not put ample resources into planning and enforcing the regulations that it wrote, is it reasonable that the citizen who has invested by the city's rules should be adversely affected? Let us first enforce this regulation and then measure the number of complaints from our neighbors. Let us compare operational homes on STRP sites to actual registered permits for said homes, cull the bad apples, and then measure the number of complaints from our neighbors. Let us review listings on Airbnb that state 13+ guests allowed, revoke their permits, and then measure the number of complaints from our neighbors. I am an owner of a Type 1, Type 2 and Type 3 permit and I pride myself on having relationships and respect with my neighbors at all three of these homes. My trash is not building up, my guests are respectful, and my neighbors can call me 24/7 if any concern ever arises. The people that want to do right by their neighbors, by the city, and by the law, should not be penalized because of the fact that the city has not made an honest, thorough, and resource-backed effort to regulate the laws that it wrote. To me, it seems unreasonable that the city requests 15.2% gross tax on all revenues and then does not wish to re-invest into regulating the industry that it initially helped to set up. An industry, for what it's worth, that is changing the way people travel the world. On taxation, however, I believe there are several routes the city can and should pursue. Primarily, it can finally allow Airbnb to collect taxes on behalf of the city on the front-end of transactions. Second, if this is too problematic, the city could get creative and mandate that for permits to be issued, renewed, and held, the permit owner must submit year end records directly from the short term rental company (Airbnb, VrBO, etc.) outlining annual revenue and occupancy. With this information, a single Metro employee could validate that owner-remitted taxes match owner revenue for the entire ownership base in one month or less to ensure compliance. The point is, let's first enforce what was written and then make an informed decision. In my opinion, the tax revenues available to Nashville are far larger than the Metro government understands.

Impact of Non-Owner-Occupied Ban: Finally, I think that before any legislative decisions are made that limit, or worse, completely shut down non-occupant owned STRP operation, the city needs to conduct an economic study. This industry brings a huge number of benefits that I have not, to date, seen appropriately credited.

1. \$250,000,000.00 in contributed GDP that could disappear – expanded below.
2. Hundreds of jobs created for support industries including cleaning staff, management companies, handy-men, groundskeepers, etc.
3. New stream of direct income to 1,600+ citizens
4. Affordable, sufficiently-sized, housing for tourists, families, and out-of-towners
5. Increased development of auxiliary neighborhoods as investors buy and build homes in neighborhoods further and further from city center as the 3% type 2 permit cap is reached closer to downtown.

I myself am a contributor to this as I built a new home in a historically lower-income neighborhood solely to be compliant with type 2 permitting caps. To shut-down non-owner-occupied STRP would kill income for a material number of Nashvillians, strip hundreds of jobs and livelihood, limit neighborhood growth and development, and MOST importantly, would have a material economic impact on the city. I do not think the city understands the number of people who are able to visit Nashville based on the housing options available via STRPs.

Conservatively, at 1,619 units (number of Type 2/3 permits as listed in latest Tennessean article on desire for ban), each allowing for 2-12 people and using a midpoint of 7 guests, and using a very conservative one rental per week per unit, that is almost 600,000 people per year. How many of them now decide not to come to the city because their group would rather be together somewhere else or because they cannot afford \$400 a night for a single room at the Omni? How much money is each of them going to go spend in Chicago, New York, or Miami, instead of our city? If each of these people spent \$425/trip in the city, that is an extra \$250,000,000.00 of GDP, annually. What is the trickle down affect across the base of supporting businesses when a large portion of this money is removed? This is a very, very, important piece of this debate that I believe deserves more attention and study prior to any long-term decisions being made regarding this debate. In summary, I recognize that this is a difficult topic and the voices of your constituents, my neighbors, are ALL important. No one is wrong in this debate. However, I do believe there is a fair and reasonable middle ground that can be met that satisfies the concerns of all Nashvillians, STRP owners and non-owners alike. This middle ground, however, is contingent upon duly thought and executed enforcement. Something I think that, together, we can accomplish. I thank you all for your daily representation of Nashvillians, your work to do right for our people, and I invite your feedback and discussion. Finally, if possible, I would like the opportunity to meet with any Council person who would like to proactively engage in dialogue on how to best support what can, and should be, a great part of this developing and thriving city. Sincerely, Carsten Bick

Hillwood High School relocation

From: Jeanne Gore [mailto:jengalan@comcast.net]

Sent: Tuesday, January 17, 2017 7:32 AM

To: Planning Commissioners; Williams, Erin (Mayor's Office of Neighborhoods)

Subject: Rebuild Hillwood High School

Dear Nashville Commissioners and Mayoral Staff,

I write to support the rebuilding of Hillwood H.S. on Davidson Rd. Hillwood has a proud tradition of over 50 years of community support. Recent donor activity includes our re-done library , music department and drama acquisitions.

Moving the school to Bellevue's Hope Park will create a suburban school and destroy the urban community we have now. The Bellevue site has been cited as a violation of the diversity plan. No outside consultants have even checked facts or growth patterns in Nashville which clearly show an increase in the Charlotte and West Nashville areas as opposed to the rural area of Bellevue. Its proximity to wooded areas (who in this process understand teenagers?) and the flood plain make it unsuitable topographically. To give in to developers and suburban parents who did not stop the closing of Bellevue H.S. in 1981 is an insular move.

The current centralized West Nashville location, near hospitals and MTA lines, provides easy access for students who ride to and from school and to after school jobs all over the city. 56 % of Hillwood students are not from Bellevue. Have the citizens of The Nations, West Nashville, and Charlotte, been given a hearing location during this process?

Why do I care? I came to HHS in 1981 and retired in 2008. I care because Hillwood has over a half-century of excellence as a central, urban West Nashville educational institution. We have weathered all types of storms.

Most of us remember the very first students to arrive from Viet Nam, then Bangladesh, then Central America and Mexico, then the Middle East. These students joined those already attending from West Meade, Charlotte, North Nashville, Bellevue and other urban areas. We learned from each other as we prepared students for the diversity of the real world. We worked hard to grow into a mini-global community. Throughout a changing sequence of offerings (including Dual Enrollment, Vocational courses, International Baccalaureate, AP and Academic communities) we keep right on producing fine citizens. Our band, music, art, drama, forensic, and foreign language programs nurture all types of intelligence. Our sports teams compete well.

Graduates of Hillwood now lead NYC, Geneva, SF, Nashville, LA, DC, Atlanta, and who knows where else? Those areas are just some of the locations of former students with whom I have contact. Many HHS graduates lead Nashville and are now nearing retirement age.

Nashville is a dynamic and growing city with a vital urban enclave. To ignore its growth patterns and its need for a stable, established, centrally located school in favor of a suburban pocket location is short-sighted and against all the beliefs in the diverse, integrated, global community for which Hillwood stands.

Thank you for reading this letter.

Sincerely,

Jeanne G. Gore, Ph. D.

6013 Kenwood Dr.

37215