

## Comments on February 9, 2017 Planning Commission agenda items, received through February 8

### Item 6, 2407 Brasher Avenue SP

**From:** Lij Shaw [mailto:lij2mail@gmail.com]

**Sent:** Wednesday, February 08, 2017 12:11 PM

**To:** Planning Commissioners

**Cc:** Keith Diggs; George A. Dean; Braden Boucek; Hannah Cox; Jeff Rowes

**Subject:** Signed Petition Submission - Elijah Shaw 2407 Brasher Ave Nashville TN 37206 - Item #6 on Planning Commission meeting 020917

To the planning commission:

My name is Elijah Shaw (nickname Lij). I am applying for an SP rezoning for my residence at 2407 Brasher Ave Nashville TN 37206. Item #6 on the agenda for meeting 020917.

This will allow me to operate my existing home recording studio as mixed use residential/commercial. I am already allowed to work from home studio now, and I am allowed to make records with other people from my home studio now, but the rezoning would allow me to have customers come to my home studio. For my neighbors nothing would be different about my presence here. There would be no additional traffic, building, or signage. My work would not allow any walk up customers. But I would be allowed to use the internet to reach new customers.

I would like to submit this **petition in support of my rezoning effort signed by my neighbors** on all sides. not only do they support my rezoning, but consider my presence here, and the work I do to be an asset to our neighborhood, and true to its intent.

I am also attaching **6 signed letters** from my neighbors on all sides in support of my rezoning.

There was one speaker in opposition to my rezoning at the first meeting on 012617. Nigel does not live on Brasher Ave. He is not my neighbor. Yet he objected to my being allowed to work from my home. He argued it would change the intent of our neighborhood by allowing me, or a future owner, to operate a recording studio from my residence. He suggested that this would run counter to the intent of my neighborhood. One can deduce that Nigel feels my rezoning would cause him problems, by preventing him from running his business across the street from me as a (non resident) landlord. A bit Ironic?

However you can see by all the support from my neighbors that the commission's thoughtful but limiting interpretation of my request is what is actually inconsistent with our neighborhood. My neighbors welcome my presence here and fully support my rezoning effort. If the neighborhood has spoken so clearly in support of my rezoning, and considers my request to be in harmony with the intent of our neighborhood, then perhaps the limiting interpretation of "neighborhood maintenance" is incorrect. I believe that label was originally overlaid onto our neighborhood not to limit the capabilities of we the residents but to prevent a cancerous expansion of the Nashville Auto Diesel College one block over.

As a resident I just want to be able to live and work from my home in a way that is consistent with the spirit and benefit of the Renraw community and East Nashville. I am simply asking permission to make music in music city the way that it has been done since the beginning. I understand that we live in the digital age now and that a great deal of work can be done through the internet. But please consider that Nashville is globally recognized as one of the *last places on earth* where truly great musicians gather together to play and record real music. It's just *not* the same with a computer.

Playing music together through video chat is not even possible, and never will be according to the laws of physics (there will always be a time delay).

In the same

spirit

that the planning commission prefers to communicate face to face, East Nashville musicians make better music when it's face to face. And the music that we make and *how* we make it sends a message to the whole world. Please let's send a positive, forward thinking, and welcoming message, and keep our local music community alive and healthy.

Thanks you for your consideration and time!

Lij Shaw

(Elijah Shaw)

Lij Shaw

**( attachments follow)**

To the Metropolitan Planning Commission:

We support our neighbor Lij Shaw in his application to have his home rezoned into a Specific Plan District so that Lij may legally operate his home recording studio at 2407 Brasher Avenue. We live very close to Lij and have never noticed any offensive traffic, noise, or other effects coming from his house, even though we understand he has operated his business there in the past.

Lij is a good neighbor and we oppose any action by the Metropolitan Government to prevent him from using his home to run his small business.

Signed,

Name	Address	Signature
Mark-Penny	<del>2407</del> 904 McClurkin Ave	Mark McWright
Ricky Cooper	909 McClurkin Ave.	Ricky Cooper
PAUL NIEHAUS	2510 INGA ST.	Paul Niehaus
Katja Ravine	2510 Inga St.	M. Ravine
ROBERT M. MAUX	916 McCLURKAN AVE	R. M. Maux
Therese M Plante	916 McClurkan Ave	Therese M Plante
Melody Bowers	2423 Brasher Ave	Melody Bowers
RENIS BAKER	2423 Brasher Ave.	R. Baker
Bobbie Bradley	2414 Brasher Ave	B. Bradley
Michay Nelson	2412 Brasher Ave	M. Nelson
Susan Chalkin	2410 Brasher Ave	S. Chalkin
Courtney McCadey	2410 Brasher Ave	C. McCadey
David Winter	2413 Brasher Ave	D. Winter
Si. Pruitt	2405 Brasher Ave	S. Pruitt
Katy Kemnick	2405 Brasher Ave	K. Kemnick
Beverly Hooper	2400 Brasher Ave	Beverly Hooper
Ellen Gee	2401 Brasher Ave	E. Gee

JANUARY 11, 2017

HELLO LIS,  
THANK YOU FOR YOUR LETTER. MY WIFE AND I BOUGHT  
OUR HOUSE AT 916 MCCLURKAN AVE. IN 1995. AT THAT  
TIME THIS NEIGHBORHOOD WAS LARGELY RENTAL -  
MOSTLY DIESEL COLLEGE STUDENTS. THERE WERE ALSO  
MANY DRUG HOUSES, AND PROSTITUTES WALKED THE  
STREETS DAYTIME AND NIGHTTIME; NOT A GREAT  
PLACE TO LIVE BUT FOR US IT WAS AFFORDABLE.  
THERE WAS A CERTAIN COTTAGE ARCHITECTURAL  
CHARM AND ENOUGH MID TO LATE CAREER HOMEOWNERS  
TO CONVINC US TO BELIEVE IN THE NEIGHBORHOOD,  
THE FAIR HOUSING ACT ALLOWED THE INTRODUCTION  
OF HALF WAY HOUSES BUT AFTER A FEW BUMPY  
YEARS, IT HAS BECOME QUITE PEACEFUL HERE.  
WHAT WAS ONCE A VERY TRANSIENT AND CRIME-  
RIDDEN PLACE HAS WITNESSED A LONG AWAITED  
TRANSFORMATION. YOUNGER PEOPLE ARE INVESTING  
HERE AND HELPING TO VALIDATE THE NEIGHBORHOOD.  
5 YEARS AFTER WE BOUGHT HERE YOU BECAME  
A NEW NEIGHBOR. SLOWLY OTHER PEOPLE YOUNGER  
THAN US SAW VALUE HERE. WE LOVE THAT ALL  
OF YOU CHOSE TO HELP US ANCHOR OUR  
NEIGHBORHOOD. FOR 17 YEARS YOU HAVE BEEN  
A GOOD NEIGHBOR. NOT ONLY DO WE APPROVE  
YOUR RE-ZONING EFFORT, WE ENCOURAGE THE  
NEIGHBORHOOD TO RALLY WITH US.

SINCERELY —

MICHAEL MAUK/THERESE PLANTS  
916 MCCLURKAN AVE,  
NASHVILLE 37206

Lij-

i live @ 942 Strouse & have  
gotten to wave to you &  
your daughter a couple times  
and talk with you briefly.

Thank you for bringing  
by the cookies & letting  
me know about the next  
step in your studio. I wanted  
to send you a note of  
encouragement & prayers  
for a fruitful future past  
this approval! I look forward  
to seeing you all around the  
neighborhood soon! - Monica

To the metro planning com:  
my neighbor, Elisabeth Shaw, living  
at 2407 Brasher Ave. Sp map 072-13  
Parcel 148 subarea 05, East Nash (37206)  
council district 05, has requested  
putting a recording studio on  
his property which is next door to  
my home of 53 yrs. Mr Shaw is a  
good neighbor & a wonderful  
addiction to our neighborhood. The  
recording studio will be an asset  
& welcomed in the neighborhood.

Thanks your neighbor

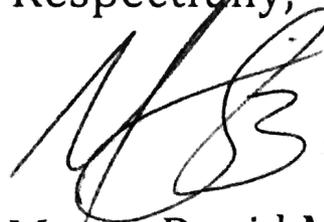
Edith McWhites  
2409 Brasher Ave.  
Nash-TN 37206

Marco Martinez  
2417 Brasher Ave  
Nashville, TN 37206

To Whom It May Concern:

My name is Marco Martinez, and I live at 2417 Brasher Ave, Nashville, TN, 37206. I have been neighbors with Elijah Shaw for three years. Elijah has always been a great neighbor and asset to our community. I have never had any trouble or issues of noise with him. I approve and support his specific use rezoning to work *from his home studio at 2407 Brasher Ave.*

Respectfully,

A handwritten signature in black ink, appearing to be 'MDM', written over a horizontal line.

Marco David Martinez

## Melody Jennings Bowers

2423 Brasher Avenue, Nashville, TN 37206

melodyjbowers@gmail.com

615-414-7848

January 26, 2017

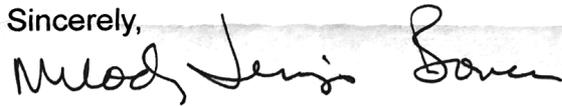
Dear Nashville Planning Commission Members:

I am writing on behalf of my neighbor, Mr. Lij Shaw. He shared that he had been called to appear for a zoning hearing and I wanted to offer my support. I have lived on Brasher Avenue for two years and my daughter has grown up with his daughters. I lived here for almost a year before I even learned that he had a recording studio and worked from home. There have been zero disturbances to the neighborhood peace and this complaint is wholly unjustified.

We live in a neighborhood next to a diesel engine college. The peace and quiet is far more frequently disturbed by students testing their horsepower capacity than any actions taking place at the Shaw household. It is a pleasure to live in a neighborhood with other creative artists and entrepreneurs who work out of their homes. I have a virtual business and able to work primarily out of my home thanks to the cloud and the computer. Mr. Shaw is an asset to our neighborhood that has lived and worked here peacefully for many years and should be allowed to continue working without interruption. I believe there are a lot of other issues that need our attention in East Nashville right now, but keeping Mr. Shaw from being able to work out of his studio is not one of them.

Thank you for your consideration.

Sincerely,



Melody Jennings Bowers

# SUSAN GHORBANI & COURTNEY McCARLEY

615.977.8878 | 2410 Brasher Ave., Nashville, TN 37206

## RE: Re-Zoning 2407 Brasher Ave (37206)

Dear Friends:

We are writing to provide our full support in granting the re-zoning of the property located at 2407 Brasher Ave. Lij (Elijah) Shaw has been our neighbor since July of 2007. He has been an excellent neighbor and has displayed strong support for the community, for public safety and for improving the Renraw neighborhood and beyond. We have been aware of his studio for quite some time but have never experienced an inconvenience of any kind as a result...no disturbance whatsoever (which is more than we can say for other neighbors over the years).

This studio is a positive thing! Not only would this enable Lij to continue to do great work with the music community, but something like this zoned on our street would only add to the value, intrigue and experience that IS East Nashville. We are a music and arts community and something like this just makes sense.

Lij has our FULL support! Feel free to contact us with any questions.

Best Regards,



Susan Ghorbani & Courtney McCarley

615.977.8878

# SUSAN GHORBANI & COURTNEY McCARLEY

615.977.8878 | 2410 Brasher Ave., Nashville, TN 37206

## RE: Re-Zoning 2407 Brasher Ave (37206)

Dear Friends:

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This studio is a positive thing! Not only would this enable Lij to continue to do great work with the music community, but something like this zoned on our street would only add to the value, intrigue and experience that IS East Nashville. We are a music and arts community and something like this just makes sense.

Lij has our FULL support! Feel free to contact us with any questions.

Best Regards,



Susan Ghorbani & Courtney McCarley

615.977.8878

## Item 7, 3233 Knobview Drive SP

**From:** Syracuse, Jeff (Council Member)  
**Sent:** Tuesday, February 07, 2017 7:43 PM  
**To:** Planning Commissioners  
**Subject:** 2017SP-016-001 - Please disapprove

I cannot attend this meeting. It was deferred last meeting. Please disapprove this. I will not be sponsoring the bill.

Thank you,

Jeff

### Jeff Syracuse

Metro Council Member, 15<sup>th</sup> District  
Metro Historic Courthouse  
One Public Square, Suite 204  
Nashville, TN 37201  
(615) 886-9906

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



## Item 8, 2811 Wimbledon

**From:** Hugh Tanner [mailto:Hugh.Tanner@RaymondJames.com]

**Sent:** Tuesday, February 07, 2017 4:17 PM

**To:** Planning Commissioners

**Subject:** Case 2016S-136-001 2811 Wimbledon Rd.

Members of the Planning Commission:

I live at 3301 Wimbledon Road, directly west of the proposed redevelopment of 3301 Wimbledon Rd. I request that you follow the Planning Staff's

recommendation to not approve the proposal for the subdivision of 2811

Wimbledon Road. The proposed development will result in a drastic change to the

neighborhood –and the stated policy for growth which calls for neighborhood

maintenance. The 110 foot dead end street would go from having 4 driveway

accesses to 9. How out of place would the only sidewalk to nowhere look? The

addition of 4 new homes – which is what the decision to grant this subdivision will

allow, will create a much more dense development that is inconsistent with the

surrounding look and feel of the established neighborhood as you can see in

these pictures.

Given that there are not any other homes to compare lot 2 on Hilldale with, in terms of frontage, size and orientation or at all- our position quite clearly is based on the surrounding neighborhood and it's look and feel and we believe the development of 4 houses is quite simply just out of character with the rest of the neighborhood as evidenced by the pictures I have attached. To put it simply, we fear that any subdivision that will allow 4 homes- where only 2 are allowed at the moment is too much and will lead to a change in the overall character and feel of the neighborhood that we all so dearly love.

There is a reason for subdivision policies and for the Community Plan designation and there is a reason that the Staff is tasked with carefully reviewing these plans and proposals in concert with the plans. We believe that in this case the staff has done their job and we ask that their decision and the overall policy would be respected and that our neighborhood be protected from this development that is inappropriate for the current location.

Many would think this is an anti-development approach. It is not. As a matter of fact, I make my living financing real estate developments on college campuses as well underwriting many of the municipal bonds our City issues. We are not opposed to growth and development but we are opposed to something that

pushes the limits and is not in keeping with the Community Character Plan or the overall look and feel of our neighborhood. While not only changing the character of our neighborhood, these additional home will also tax the public facilities such as Julia Green School which already has approximately six portable classrooms.

Also, we are opposed to the manner in which the developer has handled the neighborhood in general. The first meeting was held on a Sunday afternoon with the neighbors not being notified until after 5 PM on Friday where the argument was he could ask for up to 14 houses but wanted to it nice and request only 6. A second meeting was held, coincidentally on a Tuesday, when the Councilmember was in the council meeting and finally the insinuation that they could reopen Hilldale Road to Valley Brook Place after the neighborhood had requested and been granted that the easement be vacated over a decade ago, but wouldn't if we would not oppose his plans.

Members of the Planning and Councilmember Pulley, I want to thank you for the opportunity to express my thoughts as they relate to our neighborhood, which by the way, we affectionately call W2W or Woodmont to Wimbledon. In closing I ask that you consider the neighbors' opposition to this development, Councilmember Pulley's opposition and your own staff's recommendation to

disapprove based their analysis that lot 2 is inconsistent with the Community Character Manual for neighborhood maintenance and is further not consistent with the overall feel and lot size and orientation of this area, especially the block of Wimbledon east of Hilldale, and not grant this request to subdivide.

Hugh C. Tanner

3301 Wimbledon Rd.

Nashville, TN 37215

(615) 400-6270 (M)

[hugh.tanner@raymondjames.com](mailto:hugh.tanner@raymondjames.com)

**(5 attachments follow)**











**From:** Robert D. Tuke [mailto:[rdt@tntlaw.net](mailto:rdt@tntlaw.net)]  
**Sent:** Tuesday, February 07, 2017 3:32 PM  
**To:** Planning Commissioners  
**Subject:** 2811 Wimbledon Rd Subdivision Request

Please forward this email to each member of the Metro Planning Commission.

We are husband and wife residents on Wimbledon Rd. We ask that the Commission deny the request of the owners and developers of the property located at 2811 Wimbledon Rd. to subdivide that single lot into 2 two-family lots. This subdivision would allow up to four (4) homes to be built on the property, all accessing Wimbledon Rd. via Hilldale. To accomplish their goal to build 4 homes, the developers will need to change the setbacks and frontages for those houses that will cause them to not be compatible with the other homes on that end of Wimbledon. Additionally, please consider the traffic that will be generated by 6 to 8 more cars. Our neighborhood has many children living in it, and they ride bicycles, skate boards and scooters and walk and run up and down Wimbledon and its side streets. When it snows, they sled

down Wimbledon from approximately where 2811 is. Please consider the safety of these children.

It is our fervent hope that you will deny this latest request.

Very truly yours,

Robert D. and Susan C. Tuke

3708 Wimbledon Rd.  
Nashville, TN 37215

**From:** Laura Strianse [mailto:[nicnobel@gmail.com](mailto:nicnobel@gmail.com)]

**Sent:** Tuesday, February 07, 2017 1:53 PM

**To:** Planning Commissioners

**Subject:** 2811 Wimbledon Case 2016S-136-001 ~ OBJECTION by NEIGHBORS

Regarding the above-captioned case for development of this property in Green Hills, 37215, please note our OBJECTION to the number of houses being planned for this particular lot (where formerly there was 1 home).

Green Hills, in particular, seems to be a target for infill and "over-development" of available lots. This is cause for a great deal of concern. There is already a wide swath of areas within Green Hills that have been developed with cheap, "tall skinnies", or too many homes crammed into lots meant for one home. It has done little to enhance the beauty of our neighborhoods.

Again, kindly note our OBJECTION to Case # 2016S-136-001, 2811 Wimbledon, Nashville, TN 37215. Thank you.

Laura and Peter Strianse

3519 Woodmont Blvd.

Nashville, TN 37215

**From:** Dudley Warner [mailto:dudwarner@comcast.net]  
**Sent:** Tuesday, February 07, 2017 10:36 AM  
**To:** Planning Commissioners  
**Subject:** 2811 Wimbledon Case 2016S-136-001

To: All Commissioners on the Metro Planning Commission, especially Mr. Jeff Haynes and Mr. Jim McLean

From: Beth and Dudley Warner

2804 Wimbledon Road

We would like to register our vigorous objection to the developer's proposal to entitle him to construct 4 or more dwelling units on the property. I have personally met several times in the last six months with the developer, his associate and attorney to work out a compromise, if you will. My efforts have essentially been ignored and stonewalled.

Thanking you in advance for considering our sincere concerns.

signed electronically Beth and Dudley Warner

Sent from my iPad

**From:** Mike Jacobs [mailto:mikealanjacobs@gmail.com]  
**Sent:** Tuesday, February 07, 2017 10:31 AM  
**To:** Shepard, Shawn (Planning); Planning Commissioners  
**Subject:** Re: 2811 Wimbledon Case 2016S-136-001

I don't approve of what is being requested. I live down the street at 3705 Wimbledon Rd. Thank you.

On Feb 7, 2017, at 5:24 AM, Shepard, Shawn (Planning) <[Shawn.Shepard@nashville.gov](mailto:Shawn.Shepard@nashville.gov)> wrote:

All,

If you wish to send comments on this case, please send them to [Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov). You may also copy me, but sending to that address is the most effective and efficient way to ensure your comments are provided to the Planning Commissioners. I will forward anything I have already received directly to the Commissioners' address, but if you have not yet sent your comments, please send them to the address provided above.

The deadline for comments to be shared with the Planning Commission prior to the meeting is Thursday, 2/9 at noon. Anything that arrives after noon will be made part of the file, but will not be able to be incorporated into the Commissioner's materials for the meeting.

Thanks,

Shawn

**Shawn M Shepard, AICP**

Planner II | Land Development

phone: 615.862.6263

**From:** Hugh Tanner [<mailto:Hugh.Tanner@RaymondJames.com>]

**Sent:** Tuesday, February 07, 2017 9:06 AM

**To:** Amber Gillock; Anne and Tim Nichols; Anne Riegle; Anne Whitaker; Barbara and Ben Shields; Betsy and Gayle Malone; Bill Thompson and Laurel Cassidy; Charlotte Pierce-Baker and Houston Baker; Connie Culpepper and Tom Brittingham; Cynthia Leu; Dave Cour; David Linley; David Morgan and Karen Bloch; Dean Montgomery; Donna Stewart; Dorothy Boone; Dottie Sills; Fran Linley; Frances Burns; Gaye and Steve Condurelis; Gene Manning; Hilary Doherty; Holly Tucker; Ingrid Mayer; James Manning; JAN VAN EYS; Jane Kelley; Jay Kelley; Jeff Ha; Jeff Haithcoat; Jill Morse; Jim and Linda Hatchett; Joe Peel; Jon Sundock; Karen Carr; Karen Moore; Katie Cour; Katie Emler; Kent Taylor; Kevin Salyer; Lacey and Brent Keally; Laurel and Louie Buntin; Laurie and Charlie Howorth; Leighton Liles; Libby and Bob Corney; Linda Koon; Mark and Margie Naftel; Mary Margaret Peel; Melissa and Scott Potter; Melissa Liles; Michael and Elizabeth Spurgeon; mike jacobs; Paige Morehead; Paul Schiel; Penney Schiel; Peter and Laura Strianse; Rachel Haithcoat; Ricardo Fonseca; Ruby Doss; Sally Buntin; Sara and Joe Francis; Sarah R. Tuke; Stephanie Sundock; Susan Tuke; Tina and Sterling Barrett; Travis Groth; travis holland; W. Allen Brian, III; Wendy and Matt Beuter; [beth.warner@montgomerybell.edu](mailto:beth.warner@montgomerybell.edu); Robert D. Tuke; Gene Manning; Marietta Shipley; Steve Sunderland; [ellenmtanner@gmail.com](mailto:ellenmtanner@gmail.com); Amber Gillock; [rjgeer@comcast.net](mailto:rjgeer@comcast.net);

[davidbstephenson@aol.com](mailto:davidbstephenson@aol.com); Erica Garrison; Robert D. Tuke; thomas killian; Pulley, Russ (Council Member); 'Shelby Wheliss'; 'Shelby Wheliss'; [rtcorney@comcast.net](mailto:rtcorney@comcast.net); [wandmbeuter@comcast.net](mailto:wandmbeuter@comcast.net); [tboddiebarrett@mac.com](mailto:tboddiebarrett@mac.com); [Deanchestler@gmail.com](mailto:Deanchestler@gmail.com); [Dudwarner@comcast.net](mailto:Dudwarner@comcast.net); [rahelvet@yahoo.com](mailto:rahelvet@yahoo.com); [jmsloan@comcast.net](mailto:jmsloan@comcast.net); [mike.rodan@am.jll.com](mailto:mike.rodan@am.jll.com); [lance.spalding@gmail.com](mailto:lance.spalding@gmail.com)

**Cc:** Shepard, Shawn (Planning)

**Subject:** 2811 Wimbledon Case 2016S-136-001

<https://www.nashville.gov/document/ID/ebe4ebad-fb33-499b-a265-3f3ac0560b28/February-9-2017-draft-agenda>

Neighbors,

Attached is a link which contains the agenda for the Planning Commission meeting on Thursday. The meeting will be at 4:00 PM, Thursday, Feb.9 at 700 Second Ave South in the Sonny West Conference Center (first floor). I hope you can attend. As you will notice on page 6, we are the 8<sup>th</sup> item on the agenda and staff has recommended to Disapprove the Request. I am confident the developer will pull out all stops and plead accordingly of everything from financial hardship to what difference does it make since there are 4 being built across the street. We need to turn out in force to protect our neighborhood. Having future developers know that we are opposed and like our neighborhood the way it is will help going forward.

I realize it is somewhat obnoxious, but I will send an outlook notice with the meeting time and place. Hope you can make it. If not please send an email to [shawn.shepard@nashville.gov](mailto:shawn.shepard@nashville.gov) voicing your feelings, remember to include your address. One thing I did notice and hadn't put together is that while we have argued that the Wimbledon infrastructure cannot handle additional houses, what about on a macro level Metro? I drove by Percy Priest School and noticed there are already at least 6 portable buildings already on the campus. With additional families how can that one school support them?

See you Thursday,

Hugh

Hugh C. Tanner

<image001.jpg>

One Burton Hills Blvd, Suite 225

Nashville, TN 37215

(615) 665-6922 (O)

(615) 400-6270 (M)

[hugh.tanner@raymondjames.com](mailto:hugh.tanner@raymondjames.com)

**From:** connie culpepper [mailto:cculpepper51@gmail.com]

**Sent:** Tuesday, February 07, 2017 9:44 AM

**To:** Planning Commissioners

**Subject:** 2811 Wimbledon

We have lived on the corner of Wimbledon and Grayswood for more than 20 years and now see our neighborhood in danger of losing everything that would make people want to live here. The modest house behind us was torn down, every tree bulldozed, and two giant houses built there just a few feet from our property line. The 2 houses on Woodmont, corners of Grayswood and Ruland, are gone, replaced by 6 enormous houses that (understandably) no one wants to buy.

Fewer trees, more cars, more strain on our infrastructure--all to enrich a few developers? It makes no sense.

Putting 4 houses on the lot at 2811 will be more of the same--more trees gone, more traffic on the quiet street, less grassy lawn to soak up the pouring rain.

Please think about what you would want for your neighborhood and don't do this to us.

Connie Culpepper

3508 Grayswood Ave.

**From:** Leighton Liles [mailto:leighton@thinksano.com]

**Sent:** Tuesday, February 07, 2017 9:19 AM

**To:** Shepard, Shawn (Planning)

**Subject:** No on 2811 Wimbledon

Shawn,

I know that the recommendation is to not approve the variance request at 2811 Wimbledon, but I will not be able to attend the meeting on the 9<sup>th</sup> so want to reiterate via email that I disapprove on the plans as the developer has presented them. There is no reason for more than two houses to go on that lot.

Leighton Liles, CPA

Sano Informed Prescribing

Direct: (615) 472-2564

Office: (615) 933-0900 x117

Cell: (615) 491-2822

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

## **Item 12a, Hill Road Rezoning**

From: Bryan Thompson [mailto:bt814@comcast.net]

Sent: Friday, January 20, 2017 2:55 PM

To: Planning Commissioners

Subject: Hill Road Rezoning Proposal

This serves as one voice against the proposed rezoning proposal of the Hill Road Granbury Estate property. As a lifelong taxpaying Nashvillian, I am sick and tired of paying the price for "progress" of our city. Where are our rights? Our voices will be heard!

Best,

Bryan Thompson

## Item 16, The Livery at 5<sup>th</sup> & Monroe

**From:** PETER MALONE [mailto:phm127@yahoo.com]

**Sent:** Thursday, January 26, 2017 9:55 AM

**To:** Planning Commissioners

**Subject:** The Livery- 5th & Monroe St.

Dear Board Members,

I live only a few blocks south of Germantown and frequently visit this neighborhood. Having attended a meeting in early January about the proposed change of use for the above referenced development site, I was surprised the Planning Board had thought this worthy of entertaining. This proposed change of use will now create a situation where an intended and allowable low impact use will end up being a high impact fully commercial use. This is not in sync with the form based zoning for this district. Mixed use is the primary application for this district and we are now potentially allowing a full commercial use development site on a postage stamp size lot situated at a very tight intersection. Parking is already challenging enough for those visiting the neighborhood as well as those living here. Having essentially a wedding factory that could have up to 300 guests per event on weekends, will cause parking chaos and potentially impact other business owners who rely on the existing parking for their businesses.

The present zoning really helps maintain the quaintness of Germantown and enhances the walk-ability of the entire neighborhood. A high impact commercial use, which is what is being proposed, would diminish that quaintness and create a lot of unnecessary traffic, plus not really provide a "value add" to the residents of this neighborhood.

I hope you reconsider your support for this project.

Sincerely,

Peter H. Malone

303 Criddle St # 206

Nashville, TN 37219

**From:** Berchaun Nicholls [mailto:bhnicholls@gmail.com]

**Sent:** Tuesday, January 24, 2017 7:21 PM

**To:** O'Connell, Freddie (Council Member)

**Cc:** board@historicgermantown.org; Planning Commissioners; terriann.nicholls

**Subject:** The Livery

Freddie,

We were recently made aware that The Livery development at the corner of 5th and Monroe is seeking a zoning change from MUN to SP. It is our understanding that this change would allow the developer to build more than twice the amount of the commercial space than is permitted by current zoning.

We attended a Germantown Board meeting where The Livery plan was originally presented to the neighborhood. At no time during that meeting was it made clear to the neighborhood that the building being presented did not conform to the existing MUN zoning.

We now know that current zoning provides for the development of a building similar to the Mad Platter with retail on the ground floor and residential on the top floor. We fully support a development that would fit within that context.

Our home is located just two parcels away from The Livery and we are opposed to the zoning for that parcel being changed from MUN to SP for several reasons:

- **Incongruent with Urban Fabric** - 9,900 sf of commercial is too much density for this small parcel and will completely change the character of one of Germantown's most beloved blocks
- **Reduced Livability** – taking out the residential component of the building will make it very difficult to address quality of life concerns such as waste disposal, noise, parking and traffic
- **Increased Traffic** – the current parking plan is very poor and staging for deliveries/waste disposal pickup has not been addressed
- **Noise Pollution** – from roof deck or other outdoor area

Germantown is both historic and modern. It is perhaps Nashville's best example of a mixed-use neighborhood. We hope that careful consideration will be given to how new development contributes to the mix.

Sincerely,

Dr. and Mrs. Berchaun Nicholls

1228 6th Ave N

--

Sent via mobile

**From:** Richard Audet [mailto:richardaudet414@gmail.com]  
**Sent:** Tuesday, January 24, 2017 11:25 AM  
**To:** Kelly Williams  
**Cc:** Board@historicgermantown.org; Planning Commissioners; O'Connell, Freddie (Council Member)  
**Subject:** Re: Germantown proposed project, The Livery at 5th and Monroe

Dear Ms. Williams:

Thank you for your thoughtful letter. We are looking forward to Monday's open meeting.

Richard Audet

Sent from my iPad

On Jan 24, 2017, at 11:16 AM, Kelly Williams <[kellysuzannewilliams@gmail.com](mailto:kellysuzannewilliams@gmail.com)> wrote:

Dear HGN Board Members, Commissioners and Mr. O'Connell,

I met last night (1/23/17) with a group of Germantown residents to hear more about the proposed zoning change for The Livery project at the corner of 5th Ave. North and Monroe Street in the heart of my neighborhood. I became aware of the desire of the developer, Mr. Creason, to change the zoning status of this parcel from MUN to SP rather late in the game and so I'm just catching up to all that has already transpired. However, while walking home last night and while walking my dog in the pre-dawn hours of the morning, I've landed on this one, simple fact: This isn't a project that will contribute *anything* to the majority of my neighbors' lives. When I think about each and every resident on my street, which is the block of 7th Avenue between Monroe and Taylor, I can confidently say few of us (*if any*) will likely *ever* set foot in the proposed building. It *isn't* a public space. It's a private, for-profit commercial enterprise that will benefit neither me nor my neighbors personally, but will likely cause very real disturbances in the quality of life we've come to enjoy in our little pocket of Nashville. I am proud of the fact that there are many residents on my street who've lived there almost as long as I have been on this earth (40 years). And I'm also happy to see the renters across the street who are post-college activists and musicians. What I can tell you about my street is that the majority of us are working very hard to just keep our heads above water. We aren't "vacation home owners". We aren't "investment property" owners. We *are* teachers, nurses, artists, security guards, Uber drivers, etc. and none of us has the kind of wealth that would make renting out an event space like The Livery even remotely feasible.

We've come to anticipate and roll with the noise and traffic that a Sounds game brings to our neighborhood, because the reward of being able to catch a game on a mild summer night far outweighs the cost. The same can be said for restaurant parking woes-- hey, we're glad to have more options for eating in the neighborhood. But again, The Livery offers *nothing for everyone but inconveniences all of us*. The lack of parking for an additional few hundred visitors to that very congested corner every Saturday night makes me shudder. The frankly inadequate and insulting plan for valet parking makes me furious.

Mr. Creason was aware of the current zoning regulations (MUN) for the parcel of land he purchased **when he purchased it**. He knows that the current zoning regulations require a residential component to his planned use for the building. This requirement keeps the project honest to the *already established neighborhood*. The residents who will live in that building will ask for the same respect of noise ordinances that the residents who live above every other commercial endeavor on that street already do. When vandals broke into Wilder (retail shop on 4th Avenue) last fall and stole store property, it was the residents who live above and around the shop who immediately notified the police. We all benefit from this arrangement, and that's why the dynamic of this neighborhood works. I take issue with Mr. Creason believing he is entitled to circumvent the same rules and regulations as the rest of us. There is also no going back from a move like this one. If the zoning is changed to SP on this parcel of land, others will inevitably change, too. The appeal of an actual live/work neighborhood in Nashville will fall to a commercial enclave that appeals only to a specific demographic. More and more, that demographic doesn't represent myself or my neighbors. It is frightening to think about the precedent this change would set.

Mr. Creason will profit handsomely from his building under the current MUN zoning restrictions. What he's asking for is to profit **grotesquely** from the building at the cost of neighbors and residents. As a Nashville native, this is exactly the arrangement I see tearing my city apart right now. Mr. Creason, we all know you're going to make your money; quit ruining my neighborhood's dynamic and character in the process, please.

Best,

Kelly Williams

1319 7th Avenue North

Nashville, TN 37208

Germantown homeowner for 7 years.

--

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**From:** Kelly Williams [mailto:kellysuzannewilliams@gmail.com]

**Sent:** Tuesday, January 24, 2017 11:16 AM

**To:** Board@historicgermantown.org; Planning Commissioners; O'Connell, Freddie (Council Member)

**Subject:** Germantown proposed project, The Livery at 5th and Monroe

Dear HGN Board Members, Commissioners and Mr. O'Connell,

I met last night (1/23/17) with a group of Germantown residents to hear more about the proposed zoning change for The Livery project at the corner of 5th Ave. North and Monroe Street in the heart of my neighborhood. I became aware of the desire of the developer, Mr. Creason, to change the zoning status of this parcel from MUN to SP rather late in the game and so I'm just catching up to all that has already transpired. However, while walking home last night and while walking my dog in the pre-dawn hours of the morning, I've landed on this one, simple fact: This isn't a project that will contribute *anything* to the majority of my neighbors' lives. When I think about each and every resident on my street, which is the block of 7th Avenue between Monroe and Taylor, I can confidently say few of us (*if any*) will likely *ever* set foot in the proposed building. It *isn't* a public space. It's a private, for-profit commercial enterprise that will benefit neither me nor my neighbors personally, but will likely cause very real disturbances in the quality of life we've come to enjoy in our little pocket of Nashville. I am proud of the fact that there are many residents on my street who've lived there almost as long as I have been on this earth (40 years). And I'm also happy to see the renters across the street who are post-college activists and musicians. What I can tell you about my street is that the majority of us are working very hard to just keep our heads above water. We aren't "vacation home owners". We aren't "investment property" owners. We *are* teachers, nurses, artists, security guards, Uber drivers, etc. and none of us has the kind of wealth that would make renting out an event space like The Livery even remotely feasible.

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and more, that demographic doesn't represent myself or my neighbors. It is frightening to think about the precedent this change would set.

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Best,

Kelly Williams

1319 7th Avenue North

Nashville, TN 37208

Germantown homeowner for 7 years.

From: Heather Edwards [mailto:heatheredw@comcast.net]

Sent: Monday, January 23, 2017 6:52 PM

To: Planning Commissioners; O'Connell, Freddie (Council Member); board@historicgermantown.org

Subject: Concern over proposed Germantown zoning change

Hello!

I am writing to express a serious concern I have over a proposed zoning change of The Livery building (currently not yet under construction) on the corner of 5th Ave. N. and Monroe in the heart of Germantown (1235 5th Ave. N.). The lot is currently zoned MUN and the request to change is to SP. As you know MUN requires half of the square footage to be residential. If it's changed to SP the whole lot can be commercial. This is a problem for a few reasons. When you have residential connected to commercial it makes the commercial space more responsible from a noise perspective, as it has to be considerate of the residents also residing in the building. This might help with all the concerns of many neighbors with the idea that it is going to be an event space. Another reason is the parking impact the difference of going all commercial brings. Think if you have a condo. Typically in our neighborhood condos average around two people per unit. So, for example, if you have a 1,000 square foot condo with two people in it and the residential section is around 5,000 you've got the impact of around 10 people. At the neighborhood meeting there was discussions that in the commercial section would have around a 300 person capacity. So, 310 impact vs. 600 if it's all commercial. The reason why this is a big deal is there is an insufficient and frankly, in my opinion, horrible parking plan being suggested by the developer. They are proposing only two handicapped parking spots. Everything else will rely on street parking or valet. The idea was that the cars would line up for valet on Monroe St. (the main thoroughfare of our neighborhood), and the valet would take cars to other condo complexes in the

neighborhood and use their "extra" spaces and then run back to The Livery. First of all, are we even sure these complexes have extra parking spaces and/or are even on board with this idea? Additionally, I can't even imagine how long that would take per car to valet. Many neighbors can already envision the long line down Monroe St. making neighbors wanting to avoid that part of our neighborhood. That to me goes away from what something being built or coming to the neighborhood should bring. There is also already an event space in Germantown with ample parking. So it's not like this is a benefit to the neighborhood. The other concern we have is that if this zoning is changed on such a prime corner in Germantown that it then sets a precedence for any developer to change the zoning anywhere in Germantown. We must always keep in mind the intent of the developer when looking at zoning changes and think if the building is just for profit reasons or does it also add something beneficial to the neighborhood.

I was reading in an email this weekend that was forwarded to me from a person who's job it is to know about upcoming restaurants and venues opening in Nashville. The Sloane (the name of the event space in The Livery) was listed, and a quote from the owner/developer said it "will occupy the two levels that are fully above ground along with its rooftop terrace. The level of the building that is partially below ground is still available for rent" (no residential mentioned whatsoever, as if they are already assuming the zoning change is in the bag). On top of that, it said it was 12,000 square feet, not the 9,000+ square feet discussed at our neighborhood meeting. Perhaps that includes the open access rooftop, however either way it is awfully presumptuous that the zoning change would for sure occur. There has also been an article in The Tennessean. In that article it says the event space will take up 6,500 square feet of space plus the rooftop leaving 3,340 square feet available to rent to someone else like "an office user, a high-end wine bar or other venture". So, by that quote they certainly plan for it to be completely commercial and thus not follow the current MUN zoning law.

<http://www.tennessean.com/story/money/real-estate/2016/09/06/event-venue-sloane-headed-nashvilles-germantown/89914410/>

A large group of Germantown neighbors have gotten together and put a petition together showing its just not a couple individuals opposed to this - this is not something the neighborhood as a whole wants. It's signed by neighbors all throughout Germantown, not just ones right near this property. It's signed by people who care about this neighborhood and its future. These petitions will be presented at the zoning change meeting/hearing. My hope is that you will consider leaving the zoning as is (MUN), which we believe is how the neighborhood was intended and is the best thing for the neighborhood and its residents. I also ask you to consider the impact it has on our neighborhood parking wise and traffic wise. Although I plan to attend the zoning hearing, I wanted to make you aware of this prior to the meeting. Thank you for reading this and for your consideration.

With the upmost sincerity,

Heather Edwards  
Germantown resident for 12 1/2 years  
615/400-0862

**From:** Vaughan Scott [mailto:Scott.Vaughan@Healthtrustpg.com]  
**Sent:** Thursday, January 05, 2017 11:59 AM

**To:** Planning Commissioners

**Subject:** AGAINST SP zoning change for The Livery at 5th and Monroe

Hello, I am opposed to the requested zoning change from MUN to SP, for this property at 1235 5<sup>th</sup> Ave N

It will bring too much traffic and parking issues to the neighborhood. I question whether the planned use for part of the proposed new construction "The Sloane" (an event space hosting parties, receptions, weddings) is even an appropriate use under the current MUN zoning. I see where "Historic Home Event" is an allowed use, but this is not being adapted into a Historic Home, it is new construction on an empty lot. Myself and other neighbors would love to know how Trust Development is proposing an event space at this location? Thank you

**Scott Vaughan** | Sr. Financial Analyst, Financial Operations

HealthTrust | 1100 Charlotte Avenue, Suite 1100 | Nashville, TN 37203

o: 615.344.3927 | f: 615.344.3166 | e: scott.vaughan@healthtrustpg.com | healthtrustpg.com

## Item 22, Williford Residence Addition

**From:** Denise Bahil [mailto:denise.bahil@gmail.com]

**Sent:** Thursday, February 02, 2017 8:40 AM

**To:** Planning Staff

**Cc:** Ben

**Subject:** Case 2014UD-001-007

Hello,

We are not able to make the meeting on Feb 9 regarding this case (The Williford Residence Addition), so we are writing to state that we support the addition. This is comparatively large/wide property with plenty of room for a front porch and a garage facing the street. We see absolutely no reason why this should not be allowed.

Thank you,

Ben and Denise Bahil

## **Item 24, Clearview Drive/Crescent Road/Estes Road/Westmont Avenue/Woodmont Circle rezoning**

**From:** Allison Mayo [mailto:amayo@bohanideas.com]

**Sent:** Wednesday, February 08, 2017 10:03 AM

**To:** Planning Commissioners

**Subject:** Estes/Clearview/Crescent Rezoning

Good morning,

I am writing in regards to the rezoning appeal for Estes, Clearview and Crescent Road. Unfortunately, I will not be able to attend the council meeting tomorrow but I would love to preserve the charm of our neighborhood and be rezoned for single family dwellings (RS10). The “tall skinnies” being built everywhere are benefiting developers and not residents. In addition to our neighborhood losing character and beautiful trees, these homes are creating water drainage issues for surrounding neighbors.

Thank you for your consideration.

Allison Mayo

611 Estes Road

Nashville, TN 37215

**ALLISON MAYO**

ACCOUNT DIRECTOR

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**From:** grhobb@aol.com [mailto:grhobb@aol.com]  
**Sent:** Monday, February 06, 2017 1:30 PM  
**To:** Planning Commissioners  
**Subject:** Case 2017Z-005PR-001 Rezoning of Clearview and Crescent and surrounding streets

I would like to encourage you to vote yes to this rezoning request to single family residences. I live on Clearview in a two family residence. I have lived here for almost 45 years--36 in the 605 side of the house as a renter and for the last 8 1/2 as the owner in the 603 side. I realize I would be "grandfathered" in with the rezoning and could continue to rent the smaller side of my duplex. In these 44+ years the definition of a duplex has changed in Metro. Originally, my home and four others on Clearview/Crescent were built as owner-lived in homes with a smaller apartment to rent. Our neighborhood is delightful. I have watched families move here for the nearness to town, major city streets, access to wonderful public and private schools, and even I 440. Families have yards and trees, the street is safe for walking or exercising your pets, and children had yards in which to play . With the change of definition of "duplex", another legal duplex was built on Clearview with two owners and each of the homes touching. Now with the new definition, it is possible to build two houses with different owners and a minimum of distance between the houses and to the street. Crescent currently has nine duplexes of the various definitions and Clearview has three. Surely we have reached the saturation of what our "circle" deserves in order to maintain our lifestyle. Estes has several of the two house-duplexes with two three-story homes backing up to two 2-story/attic duplexes on Crescent! The curve of Clearview makes our lots of variant sizes and shapes; two homes which face on Ensworth have their service entrances on Clearview. Even though a clever developer could shape two homes on many of the lots, the quality of life on our streets would be lessened.

Fronts of many homes are covered with two- car driveways and a turnaround. Little green space is left. Our streets are two lanes with no lane markers, shoulders, or curbs. There just isn't much space for cars to park on the streets and have cars drive through safely. Please help us to maintain our neighborhood and limit the number of homes. Thank you very much.

Georgia Hobb

603 Clearview Drive

37205

**From:** Anna&JohnTettleton [mailto:tettleton@comcast.net]  
**Sent:** Monday, February 06, 2017 8:16 AM  
**To:** Planning Commissioners  
**Cc:** Kathleen Murphy  
**Subject:** Zoning change request for Crescent Road - 2/9/17 agenda

Dear Metro Planning Commissioners,

We are writing again today in support of the downzoning request for Crescent Road, Clearview Drive, Estes Road and Woodmont Circle. We have lived at 701 Crescent Road for 15 years. Our neighborhood has long been a diverse collection of single family houses, townhouses and duplexes. While there have been different types of housing in the neighborhood over the years, the scale of the housing units has been relatively consistent for the lot sizes. Over the past few years, the rate of teardown and infill housing has grown exponentially in the area. As architects, we are not usually alarmed by infill development because we understand that, if done well and with contextual sensitivity, it can create more vibrant communities. What has alarmed us is the scale of the replacement houses in relationship to the established neighborhood dwellings. These new projects have exploited the two-family allowance per lot in the R10 zone, pressed up to every setback with zero inches to spare and now tower over the older houses on each side. The character of the neighborhood with its smaller houses and green yards is being slowly eroded away. These new houses boast high square footages, soaring roof lines and minute amounts of onsite parking. The result is more constantly used on-street parking on neighborhood lanes not designed for the added car width and new houses uncomfortably close and tall to neighboring houses, many of which have plenty of windows that now face tall brick walls.

We understand that the downzoning will not correct all of these issues but it is a good first step toward maintaining a balance in the neighborhood. It will prevent more of the mini-HOA projects that are blotting out the intent of the original zoning code. A future contextual overlay would help address some of the other concerns about the scale of new development.

While we appreciate the desire of people that want to live in new homes in older, more established neighborhoods, it is imperative that the character of the neighborhoods not be destroyed in the process. It is possible to design new housing units that compliment the existing tapestry of the neighborhood and are sensitive to the established setbacks. Unfortunately, the developers that are currently engaged in the tearing down of one house to put up two in its place, have not shown the restraint necessary to add positively to the character of the neighborhood. They are choosing instead to maximize their profits by maximizing the zoning allowance with blatant disregard as to the impact on the neighboring structures.

We, therefore, ask you to vote in favor of our request to move our zoning from R10 to RS10 to preserve our neighborhood.

Thank you for your consideration,  
John and Anna Roberts-Tettleton

**From:** Kate Rogers [mailto:katherinelee29@hotmail.com]

**Sent:** Wednesday, February 08, 2017 10:02 AM

**To:** Planning Commissioners

**Subject:** 2017Z-005PR-001 - Vote Yes

Planning Commission:

I am writing to express my support for the zoning change (Ref: 2017Z-005PR-001) for the Clearview/Crescent/Estes streets in Green Hills.

I have owned a home on Clearview Drive for eight years. Most of the homes in our neighborhood are single family homes with a yard. The character of the neighborhood is why we bought our home, and why we invested a great deal of money to renovate our home.

In the last few years, we have seen out-of-town developers buy single family homes in this neighborhood, knock them down, and build multiple houses on the lot. It looks terrible, it lessens the value of the surrounding homes, and it adds to the already horrible traffic congestion - especially on Estes Road. I have written so many letters in the past few years to the zoning and planning commissions, in opposition to this infill construction in our neighborhood, but it seems the developers always win.

We are so pleased that Councilwoman Murphy has listened and responded to our appeals for change and is trying to work for us to help solve this issue.

We would like to preserve the character of our neighborhood and our home values. Please vote to change the zoning on Clearview/Crescent/Estes Road.

Thank you,

Hart Rogers

Katherine Cunningham

902 Clearview Drive, Nashville, TN 37205

From: Ellen Rodrigues [mailto:rodrigues@comcast.net]

Sent: Monday, February 06, 2017 12:26 PM

To: Shepard, Shawn (Planning)

Subject: Case 2017Z-005PR-001

Shawn,

I own the duplex at 707 Crescent Road, a rental property, not my residence. The following request for clarification applies only to the Clearview/Crescent circle. I understand that the duplexes have to be approved by codes as duplexes.

Verified duplexes are exempt from any zoning change (7 properties are designated duplexes on the planning map). What about properties designated 'zero lot line' (4), 'residential condos' (4 or 6), properties opting out of any rezoning (currently 4). This is almost half of the properties listed. If all or even most of these designations are verified to be exempt from rezoning I see no way for rezoning to accomplish the design goals of the neighbors.

Thank you,  
Ellen Rodrigues

**From:** Frances Lumbard [mailto:frances.lumbard@gmail.com]  
**Sent:** Monday, February 06, 2017 2:08 PM  
**To:** Planning Commissioners  
**Cc:** Shepard, Shawn (Planning)  
**Subject:** Case 2017Z-005PR-001

Nashville Metro Planning Commission

Re: Case 2017Z-00PR-001

February 6, 2017

Dear Commissioners:

Council Representative Kathleen Murphy has requested a second hearing on her proposal to rezone the Clearview/Crescent neighborhood from R10 to RS10. The Commission did not approve this proposal when it was heard initially on January 12. The new proposal does not significantly differ from what was discussed at length on that date. I urge the Commission to continue to disapprove it.

1. The proposal denies the property rights of some, but not all, current owners.

Existing, legal duplexes (approximately 25% of existing residences) will be grandfathered in as duplexes. In addition, this proposal exempts four single-family homes (including mine), apparently because the owner spoke against the proposal in January. Owners of other single-family residences or of undeveloped property will lose development rights

2. The proposal does nothing to preserve the quality of the neighborhood

Testimony at the January hearing showed residents to be more concerned about maintaining the scale of the neighborhood, than about limiting density. A height limitation on new construction would address this issue more effectively than the proposed rezoning.

3. The map circulated by the Planning Department does not accurately reflect existing land use

Without an accurate land use map, it is impossible to convey the variety of sizes and types of residence now in place.

On a personal note, I live on a property that my grandmother bought in the 1920's, on which I built a single-family residence in 1998, so I have long familiarity and fondness for the neighborhood. The current diversity of housing types accommodates residents of various ages, ethnicities and family types. This is a value we must try to preserve as we become more urban. Changes should be made with a thoughtful consideration of what we value; and with respect for the sanctity of property rights.

The proposal under consideration is neither thoughtful nor useful.

Health reasons may prevent me from attending the hearing on Thursday. I hope that nonetheless, you will give full consideration to my concerns.

With best regards,

Frances Lombard

707 Clearview Drive

**From:** Gabby Friedman [mailto:gabbyfriedman@comcast.net]  
**Sent:** Saturday, February 04, 2017 9:05 AM  
**To:** Planning Commissioners  
**Cc:** Wallace Friedman  
**Subject:** Subject: Support for BL2017-555 Planning Case 2017Z-005PR-001

We write this letter to voice our support for BL2017-555 Planning Case 2017Z-005PR-001.

We would attend the meeting to join our neighbors in discussing this issue with you but will be out of the country [on Feb](#) 9 th

We have resided in our home on 903 Clearview Dr for 25 years and it is a neighborhood with character and friendship and has been the perfect place to raise our children .

If this proposition does not pass when we sell our home it will be possible for four homes to be build on our lot changing the nature and character of our neighborhood for our neighbors, whilst being financially advantageous to us .

We would like to support the passing of this measure to ensure the continuity of our what currently exists, ensuring that we maintain the historic nature of this neighborhood for all who reside here.

Thank you for your time and thoughtful consideration.

Wallace and Gabrielle Friedman

903 Clearview Dr

Nashville , TN

37205

**From:** Katy Varney [mailto:kvarney@mpf.com]

**Sent:** Friday, February 03, 2017 5:13 PM

**To:** Planning Commissioners

**Cc:** Murphy, Kathleen (Council Member)

**Subject:** Support for BL2017-555 Planning Case 2017Z-005PR-001

To: Members of the Metropolitan Planning Commission

FROM : Katy Varney, homeowner, 901 Clearview Drive

RE: **Support for BL2017-555 Planning Case 2017Z-005PR-001**

I write this to voice my support for **BL2017-555 Planning Case 2017Z-005PR-001**. I will be out of the state for business on Feb. 9, otherwise I would attend the meeting to join my neighbors in discussing this issue with you.

My husband and I have lived at 901 Clearview Drive for 28 years. We love our neighborhood and our neighbors. While it is less than 15 minutes from our driveway to downtown Nashville (still!), our tree-lined street has always felt safe, secluded and the perfect place to raise our children.

Built in the late 1920s, ours is the oldest house on Clearview. It straddles two lots. When the time comes for us to sell, if this measure does not pass, four houses could replace our single family home. That might be advantageous to our bank account, but not to our neighbors and our neighborhood.

I believe that passage of this measure is imperative to retain the character of our neighborhood and I hope you will join with us in that effort.

Thank you for your time and thoughtful consideration.

Katy Varney, Partner | **MP&F Public Relations**

(o) 615.259.4000 | (c) 615.516.5599 | [@mpfpr](mailto:@mpfpr) | [mpf.com](http://mpf.com)

CitySpace, 611 Commerce Street, Suite 3000

Nashville, TN 37203

**From:** Goetzes [mailto:goetzes@comcast.net]  
**Sent:** Friday, February 03, 2017 5:06 PM  
**To:** Planning Commissioners  
**Subject:** BL2017-555 Planning Case 2017Z-005PR-001

Dear Commissioners:

Our family is a 28 year resident at 901 Clearview Drive, and I write in support of the change in zoning in BL2017-555 Planning Case 2017Z-005PR-001.

Our neighborhood's character is very important, and will be protected by these changes. A survey conducted by Kathleen Murphy showed 33/44 respondents supporting these changes.

My understanding is there was some confusion at the last meeting, and that several of those issues have now been clarified.

I would have attended that meeting and would be at the one on the 9<sup>th</sup>, but my work requires I be out of the state that day. Otherwise I would be there in person.

Please approve this zoning change. Thank you for your consideration.

Regards,

Dave Goetz

901 Clearview Drive

C - 615-218-2329

**From:** Frances Lombard [<mailto:frances.lumbard@gmail.com>]

**Sent:** Tuesday, January 31, 2017 2:46 PM

**To:** Shepard, Shawn (Planning)

**Subject:** case # 2017Z-005PR-001

Dear Shaun,

Thank you for your information on the above-referenced case scheduled for hearing on Feb.9. I expect to speak in opposition to this proposal and request that it be removed from the consent agenda.

Frances Lombard

707 Clearview Drive

615-297-1605

**From:** Murphy, Kathleen (Council Member)

**Sent:** Tuesday, February 07, 2017 3:13 PM

**To:** Shepard, Shawn (Planning)

**Subject:** Fwd: >>R10 zoning for Estes Road and surrounding area

Please add to comments on the case.

Thank you,

Councilwoman Kathleen Murphy

615-422-7109

Sign up for District 24 newsletter here: <http://ow.ly/UozjR>

Begin forwarded message:

**From:** <[donotreply@nashville.gov](mailto:donotreply@nashville.gov)>

**Date:** February 7, 2017 at 3:08:12 PM CST

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

**Subject:** >>R10 zoning for Estes Road and surrounding area

Council Member:

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

Subject:

R10 zoning for Estes Road and surrounding area

Comments:

I live at 622 Estes Road and as a homeowner, I would like to see the zoning changed for our part of Nashville from R10 to RS 10. Putting more than one home on the lots which have only had one small ranch-style home on them should not happen.

Please vote to make sure the zoning is changed so only one home can be put on each lot.

Thank you,  
Jean Lorton

Name:

Jean Lorton

Email:

[JPL\\_828@comcast.net](mailto:JPL_828@comcast.net)

Address:

622 Estes Road

City:

Nashville

Zip:

37215-1005

Phone:

(615) 330-5769

## Non-agenda item: short-term rental properties

**From:** Nina Neal [mailto:ninatneal@gmail.com]

**Sent:** Wednesday, February 08, 2017 1:19 PM

**To:** Sloan, Doug (Planning)

**Subject:** Protect home sharing in Nashville

Dear Executive Director Doug Sloan,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,

Nina Neal

1802 Fatherland St

Nashville, TN 37206

**From:** Talbottjunk [mailto:talbottjunk@bellsouth.net]

**Sent:** Tuesday, February 07, 2017 6:06 PM

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

**Subject:** Keep STRPs Legal

Good Afternoon,

My name is Chris Talbott and I live at 2501 Essex Place, 37212.

Please pass BL2016-492 without any amendments. Please oppose any moratorium or ban of Type 2 & 3 Short Term Rental Properties. Please enforce the existing regulations to eliminate illegal STRP and nuisance property owners. Nashville benefits from the revenue generated by STRPs through taxes, fees and the micro economy created by guests spending money in our communities. STRP provide short term accommodations for traveling families and to people who need shorter leases. Thank you for opposing moratoriums and bans on Short Term Rental Properties.

Appreciate your time,

Chris Talbott

**From:** Karen Jones [mailto:karen\_jones@comcast.net]

**Sent:** Wednesday, February 08, 2017 11:59 AM

**To:** Council Members; Planning Commissioners; Barry, Megan (Mayor); NashvilleAreaSTRA@Gmail.com

**Subject:** tonight's Metro Council meeting - please pass BL2016-492 without amendments

My husband & I own a short term rental property at 5402A Louisiana Ave. We have spent much time and money furnishing the home for our Nashville guests. We have our short term rental permit, and our property management company makes sure that all taxes are paid. We will eventually depend on this property for retirement income. We are even discussing living on a boat in the spring & summer, and living in this home during the winter months. If STRs are banned in Nashville, we would be forced to sell this nicely furnished home in lieu of a smaller year-round residence.

Tourism is important to Nashville, and there simply are not enough hotel rooms to meet the demand. Besides that, there are tourists who will visit a city when homes are available for lodging, and who would not visit if a hotel is their only option. \$3.6 million in hotel taxes are generated each year for Metro, and much more than that is being spent in our restaurants (Nashville is now known as a 'food lover's' destination), tourist sites, retail centers, etc. I am thrilled when I meet our cleaning company's staff, which mostly consists of singer/songwriters trying to make a living until their hopefully 'big break' arrives. Numerous jobs are made or benefitted because of STRs.

Some opponents would have you believe that STRs are rampant in Nashville, but they make up less than 1% of total housing units. Please do not ban something that brings income to Nashville, homeowners, and so many others.

Regards,

Karen & Ernie Jones

**From:** Austin Gros [mailto:austingros@gmail.com] **On Behalf Of** Austin Gros  
**Sent:** Tuesday, February 07, 2017 4:35 PM  
**To:** Council Members; Planning Commissioners; Barry, Megan (Mayor)  
**Subject:** Thoughts on Ordinance No. BL2017-608

To Whom It May Concern:

My name is Austin Gros & my wife Amanda and I own a legally permitted Type-2 STRP at 515 Raymond Street, Nashville, 37211 - District 16.

As we have been homeowners & residents of the 16th for 8 years, we love our house, our neighbors & our neighborhood. Last year, we made the decision to further invest in this neighborhood, while giving others a chance to experience it. We took a house that needed a lot of work, invested our time, money & resources & have created a space that we feel adds value to the neighborhood - much more than the previous long-term tenants did.

Prior to this evening, I just wanted to share some of my thoughts:

1. Long term rentals, as well as short term rentals, are both commercial properties. Why should I as an STRP owner be penalized for this, when the long-term slum-landlord next door (who doesn't care about the property - just the rent check) is free & clear? I'd charge you to look at the codes violations and problems that STRP's cause compared to long term rentals alone. In our district, I can show you long-term rentals who don't care about property standards. We maintain the property, screen our guests,

communicate with our neighbors and are involved a lot more than other residents & long-term renters on both Raymond St. & throughout the neighborhood.

2. A Type-1 is being used commercially as a short term rental. The only difference - *maybe* - is frequency. Someone is still using a residential property to make money. I do not understand how that should be classified any differently than our Type-2.

3. The problem seems to be enforcement. To me, it seems that the city cannot or is too lazy to enforce STRP's, so they'd rather get rid of them all together - painting everyone STRP owner with a broad brush. Neighbors can help with enforcement & there has to be a system that can be put in place to discipline those who aren't abiding by the rules.

4. Our home, instead of being an eyesore, now hosts guests who spend money in our district and in this city. And residents benefit from the tax revenue generated.

5. Our immediate neighbors like what we're doing. We renovated the house, added value, were open about what we were doing & encourage ongoing feedback if any problems arise. I know for a fact we've interacted with, gotten to know & spent time with those neighbors more than the previous tenants - long term renters who didn't care at all - did.

6. Don't punish those who are doing things the right way. If the issue is the bachelorette parties and "woo girls" and party houses, put things in place to restrict those. Penalizing people doing the right thing - especially people like us, who live *less than a mile from our STRP* - is not the solution.

Our STRP: <https://www.airbnb.com/rooms/14385230>

I ask you to consider if there's some opportunity to keep Type 2 STRP's - working to benefit our city - without getting rid of them completely. There are better solutions available than wiping the slate clean.

Thanks for your time, consideration & service to our city.

Regards,

Austin & Amanda Gros

**Austin Gros**

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

615.957.8090

[austin@austingros.com](mailto:austin@austingros.com)

From: Chip DeVier [mailto:deviercw@gmail.com]  
Sent: Wednesday, February 08, 2017 1:34 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I know you're likely getting bombarded with emails regarding the many important issues and challenges our city faces, but I feel our elected council members and mayor should support short term rentals and revise the increasingly restrictive proposal for type 2 permits.

I've lived in 12 South and on the same street for nearly 10 years. This goes back to before it was the place to live and the place to buy a house to host STRs. Within in the last year I purchased a historic house a few doors up as an effort to preserve the neighborhood. I bought it simply to prevent a developer from buying it with the intent to tear down and build multiple uncharacteristic tall skinnies on the lot.

Opponents to STRs often raise the question of "Is it a zoning issue"? Perhaps it is a zoning issue because the zoning allows for rampant destruction of our neighborhood by allowing increased density with these monstrous duplexes. If people are allowed to build this, why should I be penalized for doing my part to maintain the integrity of the neighborhood and by helping to maintain the comfortable density of the neighborhood? As houses are torn down and multiple housing structures are built this eliminates tracts used in the count for determining permit eligibility, but multi-family buildings can have unlimited permits? This caveat allows hotels to be built essentially in residentially zoned neighborhoods, but I can't use a single family house to make some extra money or to save my neighborhood? This isn't right.

I could easily show you a handful of single family houses that have been torn down and then had three, four, five, 10 units built in its place. So a developer can build a "hotel" in my neighborhood with no cap on permits if they choose? This happens now. The density of our neighborhoods are rapidly increasing, but the number of type two permits are not because it is based on 2010 census data that is seven years old now. We can all agree that Nashville in 2010 was a very different city than it is today, and 12 South is no exception.

People oppose STRs because of a few bad apples. STRs are not a police issue. They do become police issues, just as a hotel, private home, or fraternity houses, when noise ordinances are violated, parking violations occur, or crimes are committed.

Nashville prides itself on finally achieving its long-term goal of becoming a top tourist destination, but it quickly turns its face as it has to face the reality of obtaining such growth. Perfectly acceptable buildings are demolished at the peril of Nashville neighborhoods to build huge hotels. And these hotels cannot be constructed fast enough to accommodate the ingress of tourist and those relocating to Nashville that need temporary housing. All these people that Nashville has worked so hard to recruit-where are they to stay? Nashville's tourists cannot afford \$400 per night hotel rooms!

As the owner of long-term rental houses and a STR, I'll admit that I take much better care of my STR. I have to. My neighbors expect me to. My tenants expect me to. Nashville's gentrifying neighborhoods will quickly turn to slums once you revoke, or disallow people from exercising their right to rent their properties on a short term basis. And it could likely send the real estate market into a downward spiral when hundreds or thousands of house quickly become vacant.

I've met some great people from hosting guests. I get a lot of pride in hosting folks and being given the opportunity to "show off" my city. When Nashville doesn't allow STRs, you can say goodbye to the business friendly, independent Southern charm that attracts so many people. We'll just become another large city with no real identity.

I live next to a STR. I've only had one incident in over a year and a half. I simply walked outside and told them to keep the noise down and they obliged. I also informed my neighbor as a precautionary measure and he was grateful for it and likely addressed it with his guests.

Lastly, there are several STRs in our neighborhood which are larger and primarily owned by contractor firms or other agencies who do not have a vested interest in maintaining the neighborhood feel of the 12 South neighborhood or any Nashville neighborhood. Those cater strongly to bachelor/bachelorette parties who do not seem to care about noise or disturbances to our neighbors. The owners do not respond politely or respectfully to their neighbors who do call with concerns. On the alternative end of the spectrum, STR owners who live nearby care strongly about the effects of their property and rental on their neighbors lives and strictly enforce noise and "no party" clauses within their listings. These people should not be punished because of the other bad apples. There should be a way for citizens who are neighborly to do what they please with their property while enforcing noise ordinances with those who do not.

Allow everyone to get permits. Charge more if you have to. Inspect them periodically. Revoke the permits if laws involving police matters are broken. Collect your millions of dollars in hotel taxes. And let's move forward with the more important issues involving Nashville like public transportation and education.

Regards,

Chip DeVier

Sincerely,  
Chip DeVier  
833 Acklen Ave  
Nashville, TN 37203 <http://admin.phone2action.com/email/open/leg/50416/9969321>

From: Helena Coster [mailto:hofma\_coster@yahoo.com]  
Sent: Wednesday, February 08, 2017 1:26 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing. Not only that, this is MY home that I own. I should be able to have guests in my own home! Am a widow and this is my income. I thought this was a "free" country and land of opportunities!!

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,  
Helena Coster  
349 Harbor Village Dr  
Nashville, TN 37115 <<http://admin.phone2action.com/email/open/leg/50416/9707090>>

From: Mary Ho [mailto:mizuirogirl@gmail.com]  
Sent: Wednesday, February 08, 2017 1:12 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue to help me pay my mortgage as a single freelancer who needs to pay into my own retirement and health insurance independently.

I staunchly abide by all regulations including paying all taxes for STR and only allowing 3 max people in my home (although I am permitted to 8) in order to make it a peaceful environment for my neighbors.

I strongly agree on regulations IF they are being enforced. It is unfair to law abiding hosts that are responsible and contributing to the community (through taxes and providing safe and well kept homes). Please consider increasing enforcement however making regulations fair for hosts that spend the time and effort to make Nashville a welcoming and positive experience for everyone (tourists, local businesses, neighbors, etc).

Sincerely,  
Mary Ho  
809 Stockell St  
Nashville, TN 37207 <<http://admin.phone2action.com/email/open/leg/50416/9818606>>

From: Jason Christensen [mailto:[therminator@gmail.com](mailto:therminator@gmail.com)]  
Sent: Wednesday, February 08, 2017 1:08 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I implore you to keep in mind what home sharing means to individuals in the city. I am a home owner and sharing my home allows me to afford to live in Nashville. My family and many families depend on the extra income. Not only does this fill a gap in family income, home sharing also fills a gap for our tourism industry. Hotels are regularly at capacity and demand outstrips supply. Home sharing fills a gap and brings dollars into Nashville that may not otherwise make it here. I do understand the need to keep some state of neighborhoods however as I have heard there are many investors buying houses and turning entire blocks into short term rentals. I can understand limiting that kind of short term rental.

Sincerely,  
Jason Christensen  
804 Cleves St  
Nashville, TN 37138 <<http://admin.phone2action.com/email/open/leg/50416/9697795>>

From: Kate domingues [mailto:[kate.domingues@gmail.com](mailto:kate.domingues@gmail.com)]  
Sent: Wednesday, February 08, 2017 1:03 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Airbnb community. In the past I have had a Type 1 permit for a bedroom in the house I live in; however, we are expecting our first child in March so no longer am offering AirBnB in our home. We did this to supplement our mortgage payment in order to

not have to have a full time "roommate". In order to make feasible for us, only needed to have an AirBnB guest 9 nights/month. I have found every single one of my guests to be more respectful to my property and neighborhood which is another reason I prefer AirBnB guests over an everyday roommate. We are also avid travelers and leverage AirBnB Type II homes while in different cities/countries as we prefer not to stay with a stranger (just our preference while on vacation). It would be an injustice to Nashville to not continue the Short Term RPs as this is how a niche group of tourists are able to afford and see more of our city. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. The moratorium only addresses a small group of problem STRPs, what prevents and enforces neighbors from behaving badly? These are the same methods that should be taken for the unfortunate STRPs. As a neighbor myself, I wouldnt want a party house next to mine either, especially with a little one on the way. But I will also tell you that I don't like how my current neighbor has his washing machine sitting out in his backyard for all to see for weeks (not the first time an appliance has sat out there). His garages in his back yard are also eye sores and offensive to my property. I dont see our local govt doing anything to fix this but instead of focusing on smaller issues that have quick and easy fixes (while also preventing me from improving my property and adding a mother in law/office space to my garage given our new need to create more space in our small house. I'm happy to provide more infomation, meet for coffee/tea, etc if looking for more information! Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,  
Kate domingues  
702 S 14th St  
Nashville, TN 37206 <<http://admin.phone2action.com/email/open/leg/50416/9711381>>

From: Cyndi Hoelzl [mailto:[cyndi@radneyfoster.com](mailto:cyndi@radneyfoster.com)]  
Sent: Wednesday, February 08, 2017 12:59 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

I believe that the regulations already in place protect our neighbors and neighborhoods.

We started renting our home out to guests when my husband got sick and was able to work for six months. It helped us pay our mortgage, and pay for the upkeep of our house.

I believe Airbnb properties actually add value to neighborhoods, because they are impeccably maintained, as opposed to standard rental properties.

There are some vocal opponenants to Airbnb properties in my neighborhood. They are upset about things like loud parties -- which are only a problem with the traditional rental properties, NOT the STRPs in our neighborhood.

I've loved welcoming people from around the country to Nashville. We have hosted many bachelorette parties, and the groups have all been wonderful.

Thank you for your time. Please look past the loud dissenters, who are afraid of a problem that isn't really happening.

Sincerely,  
Cyndi Hoelzl  
326 Lauderdale Rd  
Nashville, TN 37205 <<http://admin.phone2action.com/email/open/leg/50416/9693035>>

From: Mark Champion [mailto:[markchampion777@gmail.com](mailto:markchampion777@gmail.com)]  
Sent: Wednesday, February 08, 2017 12:54 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

My name is Mark Champion. I have been a Nashville resident since 1990 when my family moved me here for high school. I went to Glenclyff High School in South Nashville. I have recently bought a house down the road from the house that we first moved into in 1990 and I have become a member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy. \$246 MILLION!! And as we know, Nashville hasn't enforced regulation of permits. The city is missing out on valuable tax dollars that will support Nashville initiatives in the different communities that the short-term rentals touch. Could there be a few jobs created to manage and support the regulations the city CURRENTLY has? I think the income created from enforcing these regulations would more than pay for the jobs created as well as pour more money into the city's budget. And with the extra money that I am earning through hosting guests, I am able to

put that income into the local economy myself that isn't leaving to pay for my mortgage. Financially, this is a win-win for the city's budget and my budget!

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer. I can't tell you how many times people have loved discovering different parts of the city via my personal recommendations. 12 South, East Nashville, Germantown and many other areas that have some top-notch dining establishments and entertainment venues are supported by the local community, but there is a large percentage of these businesses revenue that comes from these out-of-town tourists.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville. Fair regulations to home owners is a MUST. A moratorium is quite far from advancing the Nashville economy in more ways than just a few homeowners budgets. Lets continue to move this city forward, helping our local businesses and providing a great experience to the brand of Nashville!

Sincerely,  
Mark Champion  
242 Sunrise Ave  
Nashville, TN 37211 <<http://admin.phone2action.com/email/open/leg/50416/9702406>>

From: Lynn Glaser [mailto:[lynngairbnb@gmail.com](mailto:lynngairbnb@gmail.com)]  
Sent: Wednesday, February 08, 2017 12:50 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,  
Lynn Glaser

1408 Greenland Ave  
Nashville, TN 37216 <<http://admin.phone2action.com/email/open/leg/50416/9946564>>

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

From: John Oden [mailto:[jmoden@gmail.com](mailto:jmoden@gmail.com)]  
Sent: Wednesday, February 08, 2017 12:50 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

Dear Metro Council Members,

Please do not support any proposed moratorium on home sharing.

I fail to see any relevance to the length of the contract between the property owner and the renter. A problem property is a problem property, regardless of the length of the contract.

By their very nature, Short Term Rental Properties (STRP) must be in absolutely top condition, or they won't be rented. My property, as well as other STRP owners that I know, have been massively improved, and have raised the value of all homes in the neighborhood.

Please focus on enforcement of the existing regulations, and not on the hysteria created by a small uninformed, yet very vocal minority.

Respectfully,  
John Oden

Sincerely,  
John Oden  
2600 Bluefield Ave  
Nashville, TN 37214 <<http://admin.phone2action.com/email/open/leg/50416/9693018>>

From: John Thompson [mailto:[theonlyjtt@gmail.com](mailto:theonlyjtt@gmail.com)]  
Sent: Wednesday, February 08, 2017 12:45 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I've been living in Nashville for nearly 10 years, and working here for over 25. I love this place. I can't believe the growth - and I understand and support common sense regulations on that growth. I no more want to live next to a brothel or slum than I want to take a 10 lane backed up toll-way into town each day (I'm from Chicago originally.) Generally I really appreciate how Nashville is handling these things.

I'm concerned, though, about the way the Home Sharing / STRP discussion has evolved. My wife and I spent most of 2016 turning our detached garage into a cottage. It was expensive, and time-consuming. But it turned out wonderful. I would love to give you a tour some day. I gladly jumped through every hoop the city put before me. I even went through an entire HPR change to turn our garage into a separate property in order to get it properly permitted. I pay separate taxes on it now. No problem. Happy to do this because I honestly believe in how Nashville manages these things.

Our reason for converting our garage was not specifically for income. Our long term hope is that our parents will some day live there. We have seen them struggle to care for our grandparents over the last few years and we know that - blessed as we are to have all 4 of parents still with us - they are not getting any younger. We also host lots of family and friends from out of town for no charge. We hosted a caregiver for a local cancer patient last month - no charge. The income we get from AirBnB, however, is HOW we were able to afford the near \$50k investment. Again, doing everything the city asked, including paying hotel taxes and building permits and carrying extra insurance.

Because of the HPR requirements of the city, the cottage is a separate address, which means we are technically permitted under the "Non Owner Occupied" type of permit. We do occupy it, though. We use it for songwriting appointments, Bible studies, movie nights, and more. But the way the Codes worked out, it is considered non owner occupied.

I also support smart regulations that prevent housing from becoming inaccessible. I completely agree that the number of houses in each district that can be used for short term rentals should be limited. I also believe in strict enforcement of noise and parking laws. I believe in being a good neighbor and preventing our residential streets from becoming hotel districts. But banning ALL STRPs - or even all Non-Owner Occupied STRPs is a massive over-reach based on a few bad apples and an unwillingness or inability to enforce laws already on the books.

Our little cottage has hosted 20 different guests (probably around 40 individuals) since August. Many of those people specifically mentioned that they would not have been able to visit Nashville if they had to pay \$300 per night for a room. Several told me that they specifically budgeted to spend all of the money that they would have spent on hotels at local restaurants and shops instead. One couple used our cottage as a base for exploring where they might choose to settle down when they move to the city. And NONE of this took a single housing unit away from anyone, or caused even the tiniest disruption to our quiet street. We are home when people stay here. We have excellent relationships with our neighbors. This is not a problem.

The income is critical to our family, and the money we have spent, and borrowed, was based on the expectation that if we kept our end of the bargain we would be able to recoup that investment and then some. The city is making money off of this. The county is making money. The state is making money. Local businesses are making money. No one is being hurt - or even inconvenienced. Please do not use a sledgehammer to fix the problem of abuse when a scalpel will do a better job.

Please create a mechanism for enforcing the rules on the books. Please have staffers actively check for violations. Please continue to limit how many people can convert their homes to this kind of use per district. But please do not issue a moratorium or ban on all Non Owner Occupied STRPs unless you also change your zoning or other regulations to allow for people like us to continue to do this.

If you ban STRPS hotel rates will continue to increase and people will start to look for cheaper alternatives than Nashville. If you ban all non-owner occupied STRPS without allowing people like us to qualify for another kind, you will cause my family massive financial hardship. As a firm believer in common sense regulation I genuinely fear that if you do over-react to the current situation we may end up with a regulation-free zone instituted by the State or the courts.

We will also see an explosion of completely unregulated and "black market" rentals.

Please, no simple answers to complicated questions. We have enough of that in DC. I saw too much of that in Chicago. You folks can figure this out. Thanks, Anthony Davis, for being responsive and engaged with this issue here in your part of East Nashville.

Sincerely,  
John Thompson  
2705 Traughber Dr  
Nashville, TN 37206 <<http://admin.phone2action.com/email/open/leg/50416/9699785>>

From: Tony Reall [mailto:[asreall@gmail.com](mailto:asreall@gmail.com)]  
Sent: Wednesday, February 08, 2017 12:42 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, and member of the Short Term rental community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

We have been SuperHosts for almost 2 years with Airbnb and have hosted over 130 different groups without ANY incidents! We are super proud of our home and One-of-a-kind "Nashville Hospitality"! It has been a wonderful experience and nothing like the few negative stories that disrespectful and non rule following hosts have received.

Sincerely,  
Tony Reall  
4043 Outer Dr  
Nashville, TN 37204 <<http://admin.phone2action.com/email/open/leg/50416/9944880>>

From: Alece Ronzino [mailto:[alece@gritandglory.com](mailto:alece@gritandglory.com)]  
Sent: Wednesday, February 08, 2017 12:41 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

I am a Nashville resident, voter, tax payer, and member of the Airbnb community. I am writing to you today to ask you to support fair home sharing rules that allow me to continue supporting my family and welcoming visitors into our community. Please do not support any proposed moratorium on home sharing.

Moratoriums hurt families, as Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet. In 2016, our home sharing community generated nearly \$246 million in economic activity into the local economy.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, visit sites, find live music, and enjoy everything else our great city has to offer.

Home sharing is a win-win for the Nashville community. Please do not make it harder and more expensive for hosts to open their doors to guests from around the world visiting Nashville.

Sincerely,  
Alece Ronzino  
1027 McClurkin Ave  
Nashville, TN 37206 <<http://admin.phone2action.com/email/open/leg/50416/9692660>>

From: Seth James [mailto:[undrcroft@hotmail.com](mailto:undrcroft@hotmail.com)]  
Sent: Wednesday, February 08, 2017 12:34 PM  
To: Planning Commissioners  
Subject: Protect home sharing in Nashville

Dear Nashville Planning Commissioners,

Stop blaming all AirBnB's for the actions of a few bad landlords. We already have rules in place to deal with AirBnB's that annoy their neighbors, and trying to restrict how many people are allowed to do it does nothing but send people underground where they don't pay their taxes.

According to economists, AirBnB has little to no effect on long term rental prices, and we're not going to the hotel companies and forcing them to open up apartment buildings are we? So how can you force a home owner to only take long term tenants?

You are favoring the hotel industry at a time when they are charging people so much that countless visitors can't even afford to come to Nashville.

Please deal with the bad landlord, and stop restricting the good ones who are having a huge positive impact on this City

Sincerely,

Seth James

1026 Granada Ave

Nashville, TN 37206 <<http://admin.phone2action.com/email/open/leg/50416/9803628>>

**From:** Jason Christensen [mailto:[therminator@gmail.com](mailto:therminator@gmail.com)]

**Sent:** Wednesday, February 08, 2017 1:10 PM

**To:** Sloan, Doug (Planning)

**Subject:** Protect home sharing in Nashville

Dear Executive Director Doug Sloan,

I implore you to keep in mind what home sharing means to individuals in the city. I am a home owner and sharing my home allows me to afford to live in Nashville. My family and many families depend on the extra income. Not only does this fill a gap in family income, home sharing also fills a gap for our tourism industry. Hotels are regularly at capacity and demand outstrips supply. Home sharing fills a gap and brings dollars into Nashville that may not otherwise make it here. I do understand the need to keep some state of neighborhoods however as I have heard there are many investors buying houses and turning entire blocks into short term rentals. I can understand limiting that kind of short term rental.

Sincerely,

Jason Christensen

804 Cleves St

Nashville, TN 37138