

Comments on April 27, 2017 Planning Commission agenda items, received April 24-26

Items 5a/f, Short-term rentals

From: Chad Ohlmann [mailto:chadohlmann@gmail.com]
Sent: Wednesday, April 26, 2017 10:31 AM
To: Planning Commissioners
Subject: Please support Bill 608 with amendments

Dear Planning Commission Nashville,

I am a Nashville resident, voter, and member of the Airbnb community. I am writing to you today to ask that you support Bill 608 with the fair, common-sense amendments recommended by the Planning Commission staff.

Airbnb enables hosts to earn important extra income that supports saving for school or retirement, or just helping to make ends meet by paying for child care or the mortgage. In 2016, our home sharing community generated nearly \$246 million in local economic activity in Nashville.

Home sharing also provides many of Nashville's guests with an affordable, comfortable place to stay while they support local businesses, attend big events like the CMAs, listen to live music, and enjoy everything else our great city has to offer. We're proud to help our communities expand lodging capacity and participate in the economic benefits of Nashville's many events and attractions.

We want to work with the city to protect hosts' ability to share their homes and protect the integrity of Nashville's communities and neighborhoods.

Home sharing is a win-win in Nashville. Please support common sense rules for sharing our homes.

Sincerely,
Chad Ohlmann
1440 Janie Ave
Nashville, TN 37216

Thirty-one other commenters sent the same message:

Beth Moss
1828 Isabelle Ln
Nashville, TN 37013

Ben Burchfield
3313 E Lake Dr
Nashville, TN 37214

Ann Bassett
412 Blue Hills Dr
Nashville, TN 37214

Toby Sturgill
1536 Arthur Ave
Nashville, TN 37208

Christie leggo
1503 Turner St
Nashville, TN 37138

Craig Aspen
1906 Eastside Ave
Nashville, TN

Matthew Pesler
1204 Gartland Ave
Nashville, TN 37206

Wojtek Krupka
1003 Mansfield St
Nashville, TN 37206

Rebekah lowrance
5605 Fairhaven Dr
Nashville, TN 37211

Sarah Davidson
1031 Wedgewood Ave
Nashville, TN 37203

Tony Tarkington
520 Foothill Dr
Nashville, TN 37217

Derrick Salter
437 Summit Oaks Dr
Nashville, TN 37221

Autumn Roth
1714B Villa Pl
Nashville, TN 37212

Rachel Thomas
1724 6th Ave N
Nashville, TN 37208

LaTamara McIntosh
2207 Old Matthews Rd
Nashville, TN 37207

Jordan Millraney
505 Camden Dr
Nashville, TN 37211

Anthony Caduff
518 Stewarts Ferry Pike
Nashville, TN 37214

Hoffman Brown
915a Spain Ave
Nashville, TN 37216

Juanita Sanchez
4836 Cimarron Way
Nashville, TN 37013

Zitlali Mejia
1611 Antioch Pike
Nashville, TN 37013

Richard Ames
3307 Orleans Ave
Mount Juliet, TN 37122

Miguel Otero
938 W Eastland Ave
Nashville, TN 37206

Ania Gorska
2737 Linmar Ave
Nashville, TN 37215

Russell Rorie
1130 Kirkland Ave
Nashville, TN 37216

Janet Wender
240 Cumberland Cir
Nashville, TN 37214

Dawn Jackson
4706 Elkins Ave
Nashville, TN 37209

SETH JAMES
1026 Granada Ave
Nashville, TN 37206

Emily Moore
907 18th Ave S
Nashville, TN 37212

Gregory Cooley
6048 Woodland Hills Dr
Nashville, TN 37211

Lori rahko
719 Douglas Ave
Nashville, TN 37207

Clement Lehman
1717 5th Ave N
Nashville, TN 37208

Other comments on items 5a/f:

From: colin schiller [mailto:colinschiller.drummer@gmail.com]
Sent: Wednesday, April 26, 2017 2:58 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Good Afternoon,

I'm writing you today to voice my opposition to any bill that would introduce any ban or phaseout/moratorium on any type of STRP. I also am in full agreement that STRPs should be considered an accessory use. The STRP's in my census tract are virtually invisible to me, and I wouldn't even know they existed if I didn't look it up online. Over the last few years I've been working multiple jobs and saving all my money so that I could purchase a home. Just 2 days ago, that dream became a reality. I've invested my life savings into the house, under the guise that I would be able to utilize it as an STRP and that I could recover some savings. I'm now afraid that I will be struggling to pay my mortgage and also prepare for the future. I am not a corporation, I am just a man who appreciates you listening.

Thanks,

Colin Schiller

From: J Garr [mailto:jgarrett244@gmail.com]
Sent: Wednesday, April 26, 2017 2:16 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: please support STR reform: YES for bl2017-608 et al. (item 5a, 2017Z-004TX-001 , etc.)

Dear Planning Commissioners,

Short Term Rentals have taken a huge bite out of our long term housing stock in my neighborhood in East Nashville. Between permitted unpermitted properties, it's possible to **estimate these percentages reaching as high as 10%**, and absolutely driving up **housing prices and rental prices** in STR-desirable areas.

Our neighborhood is unique - close to downtown - as little as under a mile - but also up until a few years ago, small houses, many in disrepair, abandoned. But as discovered, perfect houses for barely made-over mini-hotels, that have halved barriers to long term rental investments as the profits are so high.

A minimal investment could pay for itself in 5 years. **5 year amortization of housing price is without precedent.** And explains the explosion. We are removing the ability of others to reap the rewards of, for example, the recent property reappraisal that has had triple valuations over 4 years. Now both tourists and the investment owners are winning, at the **expense of future actual Nashvillians.**

Tourists aren't a core component of Nashville's Next planning for neighborhoods. Especially in affected areas, with high median incomes, **people living in these houses generate more economic activity for the city.** Everyone is losing except STR investors and tourists, that are afforded quicker trips to downtown than if staying further out.

Please support the light at the end of 3 more years of the tunnel on returning neighborhoods to their intended use.

Sincerely,

Jason Garrett

1508 Sevier Court, east nashville, district 6.

Shelby Hills neighborhood

From: Covington, Robert [mailto:robert.covington@Law.Vanderbilt.Edu]
Sent: Tuesday, April 25, 2017 5:15 PM
To: Planning Commissioners
Cc: Covington, Paula A
Subject: STR proposed ordinance

Dear commissioners:

My wife and I own a house at 907 Estes Road, recently rezoned as RS-10. We participated in the request for this rezoning because of the increasing pressure on the neighborhood from investor from outside who wished to buy one house and rebuild two to four where that one house had stood. Since lots in our neighborhood (the Clearview subdivision) are generally tenth to half an acre, the result of this would be to change the character of the area where at the moment kids feel free to ride their bikes and roam a bit.

We discovered that the great majority of our neighbors shared that view, and were happy to see the change made.

Clearly, the building of STR units would compromise the area in much the same way, and perhaps even more drastically. We therefore urge the adoption of the strictest possible restrictions on the building of STRs in R and RS categories.

It is also clear that enforcement of existing limitations on these properties has been, at best, lax. Whether the current proposals will bring about adequate responses to reports of violation is, it seems to me, open to some doubt. We would hope for better funding to ensure that individuals in some agency, whether the Planning Commission or elsewhere, have this as a primary function.

Thank you for your service.

Sincerely,

Robert N. Covington

From: Byron Hall [mailto:byronhall@comcast.net]
Sent: Tuesday, April 25, 2017 5:40 PM
To: Planning Commissioners
Subject: BL 2017-608

Dear Commissioners:

Please support for BL 2017-608, excluding Amendment One. We need to keep these short term rentals out of our residential areas zoned R and RS.

Thank you,

Byron Hall

1314 Hildreth Dr.

Nashville, TN 37215

From: Adelle Wood [mailto:adelleintn@comcast.net]

Sent: Tuesday, April 25, 2017 4:36 PM

To: Planning Commissioners

Subject: Support for BL 2017-608

Dear Planning Commissioners:

I understand that you are charged with making your decisions based on facts and on the General Plan rather than on who is for or against a particular proposal. However, I strongly urge your support of BL 2017-608 without any amendments. Commercial concerns should not and must not be located in areas that are zoned residential.

While the above bill does not go as far as I would like, it would at least provide for a three-year phaseout of STRs from areas zoned R and RS and would, thus, give us some feeling of security for our peace and for our property values. You would not want to live next door to a party house, and neither should we have to.

Please vote for BL 2017-608 without Amendment One.

Thank you.

Sincerely,

Adelle Wood

4641 Villa Green Drive

Nashville 37215

From: Adelle Wood [mailto:adelleintn@comcast.net]

Sent: Tuesday, April 25, 2017 4:36 PM

To: Planning Commissioners

Subject: Support for BL 2017-608

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I understand that you are charged with making your decisions based on facts and on the General Plan rather than on who is for or against a particular proposal. However, I strongly urge your support of BL 2017-608 without any amendments. Commercial concerns should not and must not be located in areas that are zoned residential.

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Please vote for BL 2017-608 without Amendment One.

Thank you.

Sincerely,

Adelle Wood

4641 Villa Green Drive

Nashville 37215

From: Stephanie Moore [mailto:StephanieMoore1@comcast.net]
Sent: Tuesday, April 25, 2017 3:19 PM
To: Prudy Nichol
Cc: Planning Commissioners; bellwood@googlegroups.com
Subject: Re: [Bellwood:1213] Commissioners VOTE NO to Short Term Rentals

Agree. Thanks!

Sent from my iPhone

On Apr 25, 2017, at 8:59 AM, Prudy Nichol <prudynichol@gmail.com> wrote:

Commissioners,

We are opposed to the Type 2 and Type 3 STRs and want to see them totally removed as possible options for Nashville. We are also opposed to Planning's idea of an "enforcement team" with the Type 2 as we know that will not be truly effective and it is a "back-end" solution after the neighborhood has been disturbed, police called and complaints filed. The short term renter will feel no obligation to reside in the rental property the same as a property-tax-paying-owner who knows and respects their neighbors and appreciates their neighborhood community.

We have owned our home for 43 years in a quiet, no traffic, small neighborhood of 75+/- properties off West End Ave. and Bowling Avenue, zip 37205. During that span of time we have had 2 or 3 rental properties with good long term renters. We do not want "investor" owned properties with short term renters (which is a commercial operation that should not be in residential neighborhoods) and all the potential problems that come with that situation.

Please stand up for the **home owners** of Nashville and do not yield to the commercial investors who are supporting STRs.

Bob and Prudy Nichol
3606 Valley Vista Road
Nashville, TN 37205

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

From: M Stroop [mailto:mcstroop@gmail.com]
Sent: Tuesday, April 25, 2017 2:54 PM
To: Rost, Laura
Cc: Neighbors, Burton Valley
Subject: Re: Support needed for BL2017-608

Here is the listing for the Investor Owned Short Term Rental at 4619 Shys Hill Rd. I support 608 to insure that this nuisance goes away and others don't get permits in our quiet and secluded neighborhood!

<https://www.airbnb.com/rooms/1082466?checkin=05%2F16%2F2017&checkout=05%2F18%2F2017&guests=1&locale=en>

Thanks!

M'Lissa Stroop

From: laurarost@comcast.net [mailto:laurarost@comcast.net]
Sent: Tuesday, April 25, 2017 2:26 PM
To: Neighbors, Burton Valley
Subject: Support needed for BL2017-608

This is it! Now is the time to take action.

I'll keep this short and sweet. There are various bills that are being considered, all together, at this coming Thursday's Planning Commission meeting and next Tuesday's Council meeting.

The bill our group supports is BL 2017-608. It's the bill that proposes a three year phase-out of investor-owned short term rentals (STRs) from residential zoning (R and RS.) It's not a total of ban of STRs of course, and not even of the investor-owned ones. It just limits them, after the phase-out has occurred, to where other hotels can be located.

The Planning Commission staff has recommended approval of 608, with a possible Amendment One. We don't support the amendment, and also don't support the industry-supported bill (683) and neither did the Planning Commission staff. There are a couple of other bills that I won't go into, because I'd like you to concentrate on 608.

If you're so inclined, please write the Planning Commission to let them know of your support for BL 2017-608, excluding Amendment One. Please include your address, including Nashville.

Here is the address for the emails: planning.commissioners@nashville.gov

Please let me know if you have any questions. Thank you.

Laura

Laura Rost

laurarost@comcast.net

From: Jonathan Swafford [mailto:jonswaff@gmail.com]

Sent: Wednesday, April 26, 2017 12:58 PM

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

Subject: Please consider solving the issues related to STRP instead of banning them entirely

In short, my wife and I are conscientious rental property owners that have been operating a type 3 STRP for the past ~2 years. We have provided great experiences to Nashville visitors that have rented our property while ensuring that our neighbors are not negatively impacted. That being said, I understand there are enforcement and other issues associated with STRPs that need to be addressed. What about charging a **monthly fee of ~\$35** to STRP owners instead of the yearly \$50 fee? At ~2500 (known) properties x \$35 x 12 months = \$1,050,000. I imagine software could be developed to help identify and alleviate some issues and personnel could be hired. I obviously cannot speak for all STRP owners, but my wife and I would certainly prefer to contribute more to help resolve the underlying issues.

When I travel I prefer to stay at STRPs because they typically have great locations, have better accommodations (e.g. refrigerator, stove, etc...) compared to hotels, and have more personality than hotels. For example, my wife and I stayed in <https://www.vrbo.com/92019> last year in a condo in a multifamily building located over a great seafood restaurant directly in the center of downtown Asheville, NC. Our larger family rented a STRP house on the beach in Pawley's Island, SC the past two years and had a wonderful time. We would not have been able to get a beachfront property without the STRP option as there are no hotels located on the water.

My wife and I own a property on 2nd ave in downtown Nashville. It is the absolute best location to stay in Nashville as you can walk to everything, the 4 story building has a lot of charm, and our unit is beautiful. We lived downtown for a number of years but our unit on the 3rd floor of the building became less than ideal when we got a dog. Going down/up 3 floors so your dog can use the facilities got a bit old, so we moved to a single family house with a yard in the Hillsboro West End area. We rented the unit out as a long term rental for a few years before changing to a short term rental. A short term rental is much better for us because:

1. we still have access to stay in our property downtown when we want, such as the 4th of July (fireworks are great!)
2. there is less wear and tear to our property as we don't have people living in it full time
3. it brings in more money. long term rental did not cover our mortgage + expenses. short term rental does. Yes, we could sell the property, but then we cannot use it.
4. we can easily keep the place up (change filters, make repairs) without bothering full time renters or feeling like we are imposing on someone

I do feel for the residents that live next to the party houses. They should not be subjected to that type of behavior week after week. My hope is that you increase STRP permit fees enough so that you have the funding to hire the personnel and create software needed to regulate effectively.

Thanks!

Jonathan Swafford

From: Jacque Schultz [mailto:jac304166@yahoo.com]
Sent: Wednesday, April 26, 2017 12:29 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Cc: Jacque Lynn Schultz
Subject: Keep STRPs Legal

Re: BB2016-608

As a proud home owner, impassioned by the home-sharing concept from the get-go, I am writing to encourage your support of BL2017-608. As a recognized member of STR community, I have mentored several neighbors and friends who have STR listings and support fair, constitutional regulations that can be appropriately enforced.

Respectfully submitted by,

Jacque Schultz

<https://nashville.airbnbcitizen.com/stories/nashville-spotlight-jacque-3/>

From: Anderson Williams [mailto:anderson.edgefield@gmail.com]
Sent: Wednesday, April 26, 2017 12:21 PM
To: Planning Commissioners
Subject: Please Support BL2017-608

Dear Commissioners,

I am asking you to please support BL2017-608 and to protect the residential nature of Nashville's neighborhoods.

At least in my residential neighborhood, we don't allow a new record shop to open in the house next door. We don't allow a new restaurant or a new bar in the house next door. That's because my neighborhood has residential zoning and those aren't residences. Likewise, I do not believe we should allow non owner-occupied, mini-hotels next door.

This is a bigger issue than "problem properties" and wild parties next door, while those are clearly part of it. It is an existential question for our neighborhoods and, I believe, for our city. I live in a neighborhood because I value neighbors, people who live next door, raise their kids with mine, watch the house when I'm away, and so forth. If I wanted to live among the hubbub of tourist activity and transient weekend visitors, I would not live in a neighborhood.

Please support neighborhoods and the health of our city by supporting BL2017-608.

Thank you for your service and consideration.

Anderson Williams

37206

From: Madir, Marga S [<mailto:marga.madir@Vanderbilt.Edu>]

Sent: Wednesday, April 26, 2017 12:04 PM

To: Planning Staff

Subject: April 27 meeting

RE: Short-term rental ordinances to be considered by Metro Planning Commission April 27 --

In the first place STRs should not be legally permitted in Nashville in residential areas, especially if someone can simply apply and pay ONLY a \$50 permit fee !?! – the fee should be enormous, at least \$1500, because of the enormous nuisance and inconvenience imposed on neighbors by the STRs, and the enormous profits being made!!

I oppose both Type 2 and Type 3 rentals because they are unsupervised commercial businesses operating in residential neighborhoods – these do not mix well!

I am STRONGLY IN FAVOR of 611 which would require that investors who want to run STRs get the written permission of adjacent property owners – **Condo Homeowner Associations MUST be able to regulate who lives in their properties by their By-Laws/Covenants**, especially since investors do not live there and are not inconvenienced like the neighbors are! We've had a TERRIBLE time with these transient tenants! Try putting yourselves in our place! The Planning Commission ought to make their first priority to support neighborhoods **INSTEAD OF** those motivated by profit!!!

I am in favor of 608 that would phase out Type 2 rentals over the next 3 years – suggestions: phase out over 1 year not 3 years – and – add phase out Type 3 rentals.

I oppose 685 because it is an STR industry-friendly ordinance so it is profit-motivated, not supportive of neighborhoods.

I am in favor of 653 that requires that property owners seeking permits to run Type 1—owner-occupied—STRs must show more forms of ID.

I am opposed STRS being operated as mini-hotels with no owner or manager onsite.

Please vote to support neighborhoods! NOT profit-motivated investors!

Thank you.

Marga Madir

4425 Westlawn Drive

Nashville TN 37209

From: LeAnne Péters [mailto:leanne.peters55@gmail.com]

Sent: Wednesday, April 26, 2017 12:04 PM

To: Planning Commissioners

Subject: Approve BL2017-608

Please phase out type 2 permits from R and RS zoned neighborhoods.

Regards

LeAnne Péters
37215

From: Janelle Hamilton [mailto:hami730@att.net]
Sent: Wednesday, April 26, 2017 11:54 AM
To: Planning Commissioners
Subject: BL 2017-608

I am writing to tell you of my strong support of BL 2017-608. I do not support the amendment. I do - not-under any circumstances support the 683 bill!

What has been done to our neighborhoods by allowing businesses to exist in residential areas is the worst thing ever to happen to neighborhoods in Nashville. We want our neighborhoods back! Thank you for your consideration of my position and thank you for your service to Nashville.

Janelle Hamilton
305 Mountainside Drive
Nashville, TN 37215

From: Olivia Nash Richardson [mailto:olivia@nashtravelmanagement.com]
Sent: Wednesday, April 26, 2017 10:21 AM
To: Planning Commissioners
Subject: Ms. Burkley Allen - Bill 608

Ms. Allen,

Hello from Barton Avenue! I have only lived on Barton for a few short years, but lived in Hillsboro Village for several years when I first relocated to Nashville. It is a neighborhood that is near and dear to my heart.

I am writing you to express my tepid support of bill 608, regulating STRPs. In our home, we host an AirBnB, and love the experience of not only hosting guests to our fair city, but also highlighting all that Hillsboro Village has to offer - and will continue to offer as new businesses come to our neighborhood.

I do not feel that bill 608 is enforceable legislation and will not cut down on “illegal” STRPs, which is as big a problem as investor hosts who have no stake in the neighborhood. When I say illegal STRPs, I am referring to properties listed that are not licensed/with permit, and thereby do not pay any taxes. Those of us playing by the rules and paying taxes, as well as hosting responsibly, bear the burden of additional regulatory hoops when those operating outside of the law only risk being shut down (to open again at a later date). My recommendation would be to pressure AirBnB to participate in the collection of taxes and tie those payments back to the permit. If that is too onerous a task, perhaps before a listing can be posted on a website, like AirBnB or VRBO, proof of permit must be submitted in order to trigger live listing.

There is no perfect solution. While I embrace the “live like a local” feel that STRPs provide to visitors, I feel like the regulations that are already in place should first be enforced before adding to the list, and that starts with permits and taxes and enforcing those pieces first. There are many illegal STRPs operating in town and the commission should be focusing on that first.

Many thanks for your service,

Olivia

Olivia Nash Richardson

[Nash Travel Management](#)

An affiliate of The Travel Society

Olivia@NashTravelManagement.com

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From: pam williams [mailto:sendmail519@gmail.com]

Sent: Wednesday, April 26, 2017 9:46 AM

To: Planning Commissioners
Subject: Support of BL2017-608

Good Morning Commissioners

I am writing this email in support of BL2017-608. I believe that Non-Owner Occupied STRs are commercial business and for many reasons, significantly and negatively impact residential areas of our community. Thank you for listening and thank you for all the work you do as a Metro Planning Commissioner.

Pam Sylakowski

1529 Ferguson Avenue

Nashville, TN 37212

From: Tom Hardin [mailto:hassell3@gmail.com]
Sent: Wednesday, April 26, 2017 9:40 AM
To: Planning Commissioners
Subject: Support of 2017-608

Thank you for your service to our fair city. I want you to know that I whole heartedly support 608. It is important that we respect the power of zoning and limit commercial activities like STR 2/3 in our neighborhoods. As a long time resident of Edgefield I have seen the importance of maintaining residential zoning and in recent years watched with dismay as more and more places are rented out for short term purposes. These commercial activities hollow out neighborhoods and reduces residential housing. STR tends to drive up rent costs too. Please support 608. Thank you THH

Tom Hardin
Hassell3@gmail.com
Historic Edgefield Neighbors

From: Stephanie Borek [mailto:stephanieborek82@gmail.com]
Sent: Wednesday, April 26, 2017 9:34 AM
To: Planning Commissioners
Subject: Please support BL2017-608

I am writing to ask you to please support BL2017-608. There is a type 2 STR next to our home on Beacon Dr. We live in a traditional neighborhood. The activities that happen at the Type 2 STR mirror that of a hotel. We feel strongly that this should not be allowed in a residentially zoned area. We moved here 4

years ago to live in a neighborhood with neighbors not hotel guests. For this reason we feel that BL2017-608 is a compromise. We do not support amendment one.

The type 2 owners can use there homes as a long term rental or type 1 STR with a 2 year phase out. This is not a ban it is a compromise. We are not against STR's but feel they should not operate in neighborhoods just like a barber shop, law office or recording studio can't.

As we the family of 4 are stuck.. we can't sell our home as who wants to live next to a hotel with a revolving door of guests, suitcases, and Uber's. These are not things someone should have to raise their children next to.

The property is advertised as 10 person max occupancy, 1 night min. stay, check in at 3pm and checkout at noon. As a mother this is unsettling and can't believe this is happening in a residentially zoned area. Please help us preserve our neighborhoods and vote for BL2017-608 as this has the best intentions for all parties.

Thank you,

Stephanie Borek

Mother of Elyana(7), Sofia(4)

Wife of Peter, and Nurse Anesthetist

4515 Beacon Dr

From: Omid Yamini [mailto:omid1130@gmail.com]

Sent: Wednesday, April 26, 2017 9:29 AM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: Support Bill-608, oppose amendment

Metro Planning Commissioners,

I am writing today to ask you to please support Bill-608 on your agenda for tomorrow night.

As a Nashville resident, I have been involved with the STR issue since 2014 when it was first being introduced. I have participated and tried to give input on the different STR bills get passed, I've seen the effects these STRs have had on residential neighborhoods, and I have continued to try and work towards a balanced solution. For me, the issue with having Type-2 STRs operating in residential neighborhoods comes down to one word: zoning.

These Type-2 STRs which function as unmonitored self-service mini-hotels are commercial businesses operating in residentially zoned neighborhoods, and that is the core issue. I would ask that you consider this from that perspective, and uphold the boundaries and requirements of residential zoning that we have had in place for decades.

I could share stories with you of personal experiences with them (I do have four investor owned Type-2 STRs that I can see from my property), but I will spare you those details. Instead I'll choose to focus on the things I value in my community that are at stake: actual neighbors and residents. Those are things that are also affected when housing is purchased for the sole reason of using it as a Type-2 STR, these types of STRs take actual residents out of neighborhoods and replace them with a steady stream of transient guests. This is disruptive to neighborhoods and communities, regardless of the behavior of the guests.

And Bill-608 still allows Type-2 STRs to operate in Nashville, but preserves our neighborhoods and residentially zoned areas- which is what is really at stake here. We have been trying to strike a balance with where we allow STRs to operate in Nashville in appropriately zoned areas. And Bill-608 is the first step towards achieving that balance in a way that allows the business owners opportunities in certain areas of the city, while preserving residentially zoned areas for actual residents- as the residential zoning was intended to do.

Regarding the amendment for Bill-608, I ask that you please oppose it- as it leaves the door open for these Type-2 STRs to continue operating in our residential neighborhoods.

Thank you for your time.

Sincerely,

Omid Yamini

1204 N. 2nd St.

Nashville, TN 37207

From: ricocan@comcast.net [mailto:ricocan@comcast.net]

Sent: Wednesday, April 26, 2017 9:22 AM

To: Planning Commissioners

Cc: Council Members; Ames, Candy

Subject: STRP, Bill 608, Please vote YES

Regarding the state of STRPs in Nashville, I oppose a moratorium on all classes of STRP's in Nashville and I am in favor of fair home sharing laws. We support Bill 608 with amendments.

I would like to call your attention to another side to Nashville's STRP market that our friends from the opposition don't talk about. Our shared home does not seem to attract the batchelor parties or visiting football parties that are portrayed as the majority STRP operations in Nashville today.

We love to share the beautiful City of Nashville and our lovely home with select out-of-towners. Meeting and serving people has always been a passion for us.

Meet five recent guests that we shared our house with on Orleans Drive recently. Dr. Brooke, Sarah & Rob, Attorney Bryn, Carrol Lee and Heather.

Dr. Brooke (5 guests). A physician practicing in the State of Oregon, Brooke is a Vanderbilt Alum attending a college reunion in October with some of her classmates. She brought her daughter and was able to continue the reunion back at the Orleans house enjoying the gourmet kitchen, outdoor fireplace and hot tub while having her children with her.

Sarah & Rob (6 guests). Family reunion in February. A family from Texas, Sarah's parents live in the Richland/West End neighborhood nearby. They spent a week close to her elderly folks while housing her visiting family, children and sister. It was highly convenient for her and the affordability in a quiet neighborhood was the perfect solution for her housing needs.

Bryn (4 adults, 2 small children). An attorney from Texas, Bryn attended a professional conference at the Lowes Vanderbilt Hotel in March. Rooms at the hotel were entirely booked during the weekend she was attending. She brought her two children, their Nanny and two adult colleagues from her office to attend the seminar with her. The location in a quiet neighborhood with proximity to the seminar was ideal for her, her colleagues and her children.

Carrol Lee (5 adults, 2 children). Family reunion in April. Carrol Lee, Husband and two children from New York meeting husband's parents from Kansas City. Midpoint?... Nashville. They chose our home because of location, price and amenities. The ability to cook for her family and

having good living space indoors & outdoors with parking, cable TV, Hot Tub and fireplaces make STRP's a great value for families as compared to an equivalent stay in a local 288 square foot hotel room.

Heather (5 guests). Out-of-Town executives attending a convention in April. Heather, an executive assistant based here in Nashville booked the house on behalf of four gentlemen who staffed a booth at their convention at the Music City Center. Again, the ability to fix coffee and eat breakfasts in house and have additional private and common space to enjoy at a great price was the attraction.

I might add that I have received no complaints or violations from neighbors, City authorities or law enforcement since we began our STRP operation. Please support Bill 608 and its amendments.

Respectfully Submitted,

Rick Ames

3307 Orleans Drive, 37212

615-491-5629

From: Rachel Elrod [mailto:rselrod@yahoo.com]

Sent: Wednesday, April 26, 2017 9:05 AM

To: Planning Commissioners

Subject: Keep R Zones Residential

Please support 608 tomorrow and keep residential neighborhoods residential. We don't need customers coming and going in our neighborhoods when there are other zones for commercial activity. Years ago we removed barber shops and beauty shops which only had daytime use. This mini-hotels are 24 hour self-service businesses. There is one across the street from me and one around the corner. At 95 I like to know who my neighbors are and these are ALL strangers! I don't support the amendment!

Thank you for serving Nashville!

Rachel Elrod

10 Jacquelyn Dr

From: Justin Oh [mailto:oh.justin@gmail.com]
Sent: Wednesday, April 26, 2017 8:42 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Cc: nashvilleareaSTRA@gmail.com
Subject: Keep STRPs Legal

Hi!

As a member of our community, I am very passionate about keeping STRPs legal. Not only is it something legal homeowners should be able to do with their own property, it also really helps tourism in the city. Tourism played no small part in the revitalization of Nashville, and many tourists who come to town are larger groups that prefer to rent houses, and who would not otherwise rent out individual hotel rooms. I fear that if STRPs are hamstrung, so too will our ability to draw a large part of the tourism that is currently excited to come to this dynamic city.

Please do not overreact to community organizations and give into the hotel interests! I do agree that certain measures should be taken to ensure reasonable behavior and safety, but with reasonable regulation, the STRP community is greatly helping the economy of this growing area. The hotel industry, which is also booming, would love to see "hidden supply" removed and higher demand for their rooms, but truth be told, much of the tourism for STRPs does not directly overlap that of the hotel rooms.

Best,

Justin C. Oh

928 Southside Pl

Nashville, TN 37203

From: Ali Vandiver- Benchmark Realty, LLC [mailto:alivandiver@gmail.com]

Sent: Wednesday, April 26, 2017 8:22 AM

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

Subject: Keep STRPs Legal, No to BL2017- 608

I am writing this email to address the upcoming bill BL2017- 608 and how it affects my family and business. This is lengthy, but if you could take a moment to read this and understand where the majority of non-owner occupied permit holders are coming from, I would appreciate it and feel represented as a constituent.

I am a long-time Inglewood resident and Realtor in Nashville. We moved to Inglewood in 2007 and have lived in our home for nearly ten years. We purchased a new home just around the corner that was renovated as opposed to being torn down and two homes built on the lot; we are proud to have preserved a little bit of the character and history of our neighborhood. While we could have sold our smaller home on Sherwood Lane for quite a sum of money due to the size of the lot (like many others are doing) we are not impressed with the quality of most of the builders that are coming into our neighborhood. Of the eight homes that have been built in place of the four torn down, six of them are cookie cutter homes built with poor quality materials and absolutely ZERO aesthetic consideration for our neighborhood. I know this because this is my professional and education background. The remaining two have stopped construction not even halfway through the building process so the builder "can focus on other projects" leaving an extremely dirty work site (this site is not in any way professional) with doors hanging halfway off the structures. We have no idea when they will be completed and I spend plenty of time getting these absentee builders to maintain the stalled work sites. These newer homes are lacking in appropriate parking which will increase road parking on our small street. These builders are much more intrusive than STRP's. This is why we decided to rent our home short term. We cannot, in good conscience, sell our home to become another tear down; however, we also have to protect and maximize our investment.

We have been legally permitted and renting steadily since last August and have not had one complaint from our neighbors. We have lived next to our neighbors for years and we talk to them regularly about this arrangement to make sure that everyone's right to quiet enjoyment of their property is not affected. We have rules that are set in place that sets curfew on noise and also limit our guests to 6 people. Actually, one neighbor in particular has had many pleasant conversations with the guests and enjoys meeting visitors to Nashville. We pay 15.25% taxes on all earnings that we realize in conjunction with the fact that our property taxes have *increased* by \$1,200 this year on this property and \$1,600 on our new property. Another economical benefit is the increased business that our locally owned restaurants and shops see as a result of visitors staying in areas that are off the normal tourist radar. Riverside Village is within walking distance and Porter Road Village and the Eastland corridor is just a quick ride away. We encourage our guests to visit these establishments and they love finding these options. Our friends and family also use our property regularly when they have visitors that want to stay close by, they appreciate that there is an affordable way to host in the neighborhood.

The profit margin is slim and it takes a lot of work to maintain, but it is the best use of our property for us. I would ask that you look at the real reasons for this proposed phase out of non-owner occupied licenses and think about the impact

this will have on our tourists. Hotels are extremely expensive and without the competition of STRP's, what keeps the costs of visiting Nashville in check? And why don't we want to expand our tourism to these neighborhoods that have just as much to offer as Downtown Honky Tonkin?

I thank you for your time to learn a little bit more about how this bill will impact a family that has been a part of the revitalization of a community from the beginning and hopes to continue to contribute to its success.

Please see attached PDF of our property.

Best,

Ali Vandiver, Affiliate Broker

Vandiver Group of Benchmark Realty, LLC

O: 615-432-2919

C:615-653-1220 (Direct)

(Firm License #262297) (Agent License # 321876)

Do you know of anyone looking to buy or sell a home? Please consider referring them to our group, we would love the opportunity to use our skills and resources to help!

(attachment follows)































From: Rachell Rodrigues [mailto:rachellrodrigues@yahoo.com]
Sent: Wednesday, April 26, 2017 8:10 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Dear Council,

Thank you for taking the time to read my plea to keep STRP's legal in Davidson County.

As a local interior designer, most of my income these days, is supported by my STRP clients. I also shop mindfully in support of many local retailers and tradespeople which increases local revenue in the area by \$12-\$30,000. per STRP. This month alone, I am shopping for 4 STRP's.

My work is not only a means of financial support, but it's also a vocation that brings myself and many others much happiness. I find joy in the process and the guests have an exceptional experience in our fair city.

Each time I work with an STRP host, I meet a new Nashvillian and make a new friend that truly cares about their property, the neighborhood and the experience that they are providing for their guests.

Please continue to support us & consider the impact that this loss of income could have on many self-employed Nashvillians.

Sincerely,

Rachell Rodrigues
rachellrodrigues@yahoo.com
[615-300-6226](tel:615-300-6226)

From: Cathy Nugent [mailto:cathenugent@gmail.com]
Sent: Wednesday, April 26, 2017 7:36 AM
To: Planning Commissioners
Subject: Please APPROVE BL2017-608

Dear Planning Commissioners,

Please approve BL2017-608 as recommended by Planning Commission Staff.

I am a resident and I live in RS zoning in East Nashville. It is residential.

I can't open a private practice in my house because it is residential. I don't want to.

Nor do I want property owners in my neighborhood to be able to have a business that allows customers like Type 2 Short term rentals.

(I started to write "neighbors," but they are not my neighbors, they are property owners).

A long term renter is my neighbor. I have had long term renters as my next door neighbors since 2005. They are residents. They are neighbors. They belong in residential zones.

I bought my house with the understanding that commercial business is not allowed in my zoning. Empty houses that function like hotels are commercial.

Any day-business would be less intrusive than Type 2 Short Term Rentals which allow visitors to stay overnight, unsupervised.

It destroys the fabric of the neighborhood.

A neighborhood is a community made up of NEIGHBORS and not tourists.

A residential R & RS zone in Nashville does not allow commercial businesses to operate.

Over two thousand units that could supply housing are left empty most of the week so that tourists can stay there on weekends.

Would I like my mom to stay across the street from me? Sure. But not at the expense of our residents who need housing and not at the expense of flouting residential zoning laws.

We can do better.

We can close this loophole exploited by an online "sharing" business that does not even share their data with cities.

Please help by APPROVING this effort to phase out Type 2 STRP from our neighborhoods.

Thank you for your time & service,

Cathy Nugent, LPC MHSP
1511 Long Ave
Nashville, TN 37206

From: Cathy Nugent [mailto:cathenugent@gmail.com]
Sent: Wednesday, April 26, 2017 7:36 AM
To: Planning Commissioners
Subject: Please APPROVE BL2017-608

Dear Planning Commissioners,

Please approve BL2017-608 as recommended by Planning Commission Staff.

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I can't open a private practice in my house because it is residential. I don't want to.

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Please help by APPROVING this effort to phase out Type 2 STRP from our neighborhoods.

Thank you for your time & service,

Cathy Nugent, LPC MHSP
1511 Long Ave
Nashville, TN 37206

From: Kerry Foth [mailto:kerryf@esarch.com]
Sent: Wednesday, April 26, 2017 6:54 AM
To: Planning Commissioners
Subject: Upcoming Bill BL 2017-608

04.26.2017

Dear Planning Commission,

I wanted to express my concern relating to an upcoming decision on the bill BL 2017-608. I live at 1350 Burton Valley Rd. and I am concerned with the short term rental properties that are entering neighborhoods. I am in favor of the upcoming bill BL 2017-608, but am not in favor of Amendment One. Please consider the actual people that live in these areas and vote in favor of the bill BL 2017-608, excluding Amendment One.

Thank you for your time.

Kerry G. Foth, AIA
LEED® Green Associate
Visualization Team/Senior Architecture Team

ESa

architecture | interior architecture | master planning | space planning

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Moving forward together to create environments that shape lives.

From: Naomi Goodin [mailto:intp.125@gmail.com]
Sent: Wednesday, April 26, 2017 6:53 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal - Help me welcome guests to Nashville

Dear Metro Council Members, Planning Commissioners and Mayor Barry:

As a Type 2 STRP permit holder, I'm very concerned that if BL2017-608 is passed, along with the proposed amendment to eventually phase out Type 2 rentals, you will remove an opportunity to welcome a certain type of visitor to Nashville, one who often stays for an extended length of time. My home is not a cold, commercial building used only for profit but a home away from home for visitors who appreciate the environment and amenities I'm able to offer. As such, it should be considered an accessory use, not strictly a commercial enterprise, and Metro should be encouraging this type of use for the benefit of all of us.

Please note the following:

- If Type 2 rentals are taxed at commercial rates so as to prevent owners who already pay high Metro and state taxes from renting out our homes on a short-term basis, and/or if STRPs are eventually completely phased out, you will remove an important option for visitors who want a home environment versus a hotel.
- Rather than eliminate those of us who are getting the appropriate licenses, paying our taxes and fees and following all the rules, Metro can use some of the monies it is collecting to enforce the regulations already in place.
- My guests specifically seek out a homelike environment, and I work hard to make them feel as comfortable as they would in their own home.
- My home is fully furnished with everything typically found in a residence, including full kitchen and washer/dryer (for which furnishings, by the way, I will soon be paying an additional tax, the "personality tax"). In 2016 I had a mix of weekend renters as well as person who stayed 5 weeks and two travel nurses who stayed 4 months. Their original contract was for three months, but they liked Nashville and the home so much that they extended their contract another month. This summer I will have a college intern and her parents stay for all of July. Even though they are longer-term renters, if I have to stop renting this home Nashville will lose the benefits of having this type of visitor.
- I enjoy promoting our wonderful city and businesses. I've created a house manual with many suggestions for restaurants and music venues as well as places such as museums and city and state parks, all this with an obvious benefit to the local economy.
- I have opened the home to the many people who travel with dogs. Because sometimes places are hard to find that accept pets, this increases the number of visitors who want to stay here.

- In my listing I am very emphatic about house rules. I ask guests to respect the neighbors and the neighborhood and state that no loud parties are allowed. I've also asked my neighbors to let me know if there's ever a problem with guests, and no one has ever complained. **I could legally have 8 people stay in the home, but I voluntarily limit it to 4 (5 if two are adults and three are children).**

I invite you to take a look at my listing, and especially look at the photos of my home: https://www.airbnb.com/rooms/11116539?checkin=03%2F20%2F2017&checkout=03%2F22%2F2017&guests=1&adults=1&children=0&infants=0&s=g0G_kKdP Meanwhile, here are some of the reviews people have written on the sites where the home is listed:

Jo: "Our family of four spent the Christmas holiday on Scott avenue, it was our meet in the middle destination. Naomi was was a wonderful hostess during our stay she was very attentive and allowed our two toy poodles in her home. The home was clean and well taken care of and decorated beautifully, very functional and in a great location. I would not hesitate to reserve again. Thank you Naomi!!"

Ashley: "My family and I vacationed here for one week during our first visit to Nashville. This charming home is very welcoming with its bright, clean, and spacious rooms. Naomi has done a wonderful job providing a stocked house (e.g., cooking supplies, tissues) that caters to her guest's needs. After a long drive from NY, arriving to such a well-stocked home was very appreciated. Apart from the lovely inside, we enjoyed several meals on the porch overlooking a cozy backyard. When we chose to venture away from our quiet neighborhood, the home's convenient location allowed for easy access to Nashville's downtown area. My family and I couldn't have been happier. I would highly recommend this gem to anyone visiting Music City!"

Perry: "We have been to Tennessee, but this was our first time to Nashville. This home was perfect for me, my wife, our 2 kids, and our dog! The patio was great for us and our puppy loved the yard! Everything you want to see in Nashville was 15 minutes or less from here. It was quiet too! We found some great food nearby. There was all the things you would need like a warm shower, great kitchen, good TV, WiFi, space, and easy entry. We loved having an entry code instead of a key to worry about! Best of all, our host made sure we were OK. Thanks for everything and for going above and beyond Naomi!"

Sara: "This place is simply lovely, and Naomi could not have been kinder. The house was perfect, clean, and cozy in every way. Naomi went above and beyond with her hospitality and generosity. I would stay here again in a heartbeat."

Morgan: "Naomi's place was perfect for my vacation to Nashville. It was very dog friendly and walking distance to multiple coffee shops and restaurants. Checking in was very easy and stress free. Would stay again if I'm in Nashville."

Ashley: "We spent Memorial Day weekend here. It was a perfect getaway! The house was very clean and tidy, and it is near (5 minute drive) restaurants and shops. We brought our bikes and were able to

easily ride to the park with many trails. Would highly recommend if you are looking to explore more of Nashville than just the tourist areas."

Thank you for your consideration of my viewpoint on this issue.

Sincerely,

Naomi Goodin

From: jehay@aol.com [mailto:jehay@aol.com]

Sent: Wednesday, April 26, 2017 7:15 AM

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

Subject: Keep STRPs Legal

To Council Members, Planning Commissioners and Mayor Barry,

As a non-owner occupied STRP host, I am writing to let you know that I oppose any bill that would ban or phase out any type of STRP, and that STRPs should be considered an accessory use.

Well managed STRPs provide a unique lodging option in Nashville and encourage tourism while improving our economy, opportunities and quality of life. I have been hosting guests since June 2016 and have not had any issues with any disturbances. I have followed the rules and paid my taxes and any required fees. I would love to see stepped up enforcement and management of rules and regulations, and would be happy to pay my fair share to see this happen. It would be very disappointing to see STRPs, for which there is strong demand, be eliminated based on a lack of enforcement of the rules and regulations.

I have hosted groups in my home that were not candidates for staying in hotels and might not have visited Nashville if the option of a STRP did not exist. STRPs provide a very unique opportunity for visitors to spend time with each other on an unscheduled basis in a natural and familiar setting. Family and friend reunions, hospital stays, weddings, and graduations are just few of the reasons for these types of visits. These are times when people want to be with each other in a more relaxed and casual environment, and STRPs provide this option, which is difficult to duplicate and possibly cost-prohibitive with other lodging options.

I would greatly appreciate your consideration in allowing STRPs to continue to exist and contribute to the well being of Nashville.

Sincerely,

Jeff Hearington

2709A Acklen Avenue

Nashville TN 37212

From: Sherein [mailto:shereinred@gmail.com]

Sent: Tuesday, April 25, 2017 10:10 PM

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

Subject: Keep STRPs Legal

Good evening,

I wanted to write a quick email to voice my massive concern re the talk of phasing out STRPs, and the possibility of any bill that would introduce any ban, moratorium or phase out of any type of STRP. I also wanted to share my story with you all. :) I am a mother to a sweet little boy who was born here in Nashville, and a wife to a wonderful kind man who moved here many years ago from New York, following his music dream. I LOVE my neighborhood (Cleveland park), love love love it!! Beautiful people, friendly salt of the earth types. We would never do anything to damage our relationships with our amazing community here; we always strive to add to it, and add to the diversity. That is what I believe our Type 2 STRP does; it is on the same street we live on, we have the pleasure of meeting all the families who stay with us, and it's been a joy for us! We have never had any sort of issue or complaint (ever), but have been asked by our neighbors to host their family or friends when they come to town :) (we gladly do so). I have lately been considering and hoping to open an STRP solely for people who have to travel and stay in Nashville to receive treatment at Vanderbilt, at no profit to myself, just to give back to people and humanity as a whole. This is the sort of addition this can add to Nashville; the possibility to help out families who can't afford to stay here so commute 2-4 hours a day with kids, just to receive treatment.

I also believe STRPs should be considered an accessory use.

Thank for taking the time to read this.

Kind Regards,

Sherein Reddin.

Type 2, 1013 meridian street, 37207.

Sent from my spaceship

From: KimC [mailto:Calvert9050@roadrunner.com]

Sent: Tuesday, April 25, 2017 9:57 PM

To: Planning Commissioners

Subject: Fair solution to STR in Nashville

Dear Members of the Nashville Planning Commission,

I want to let you know I appreciate your efforts to find a fair solution to the short term rental issues in Nashville.

I purchased my Nashville home in the Inglewood Place Historic Overlay last October. Because I travel to Nashville monthly and hotel rates were getting ridiculous, I justified this purchase because my long term plan is to move to Nashville fulltime in the next 10 years, and a home with a Type 2 permit would give me the flexibility to have a place to stay when I'm in town, along with the ability to continue restoration work on the house -- not feasible with a long term tenant.

When I bought my home in Nashville, the house was listed on the open market. I worked hard to get approved for a mortgage and paid the down payment out of my retirement savings. Everyone else had a chance to buy it too. I didn't deprive anyone of their housing. Now I'm the one with the mortgage, I'm the one who pays the property tax, along with all the other taxes involved in having a STR. And despite making that purchase by taking into consideration that Type 2 permits were available, and doing the foot work to get that permit, now I have to live in fear that the rug is about to be pulled out from under me.

I have a local property management company that carefully screens my guests before approving them and inspects and cleans the property after each guest leaves. I pay a neighbor who lives across the street to keep any eye on the house too. I've never had a complaint and can assure you that I'm not getting rich on vacation rental money. I pay my taxes, I keep the house in excellent condition, I'm restoring it to last another 100 years, and I'm actively involved in my Nashville neighborhood community.

Yet, according to the anti-STRP crowd, because I'm not in Nashville 24/7 and I have a Type 2 permit, that makes me "the worst kind of property owner" (One of these activists, Grace Renshaw, actually told me this). This situation has devolved into a real witch hunt – and apparently I'm among those who are being lined up for the highly anticipated mass burning at the stake.

But this witch hunt is not going to result in a solution to Nashville's boomtown woes – although I'm sure it will appease, for now, the hotel industry and the STR activists who fail to be able to explain how 3% of the housing stock in a census district can cause 100% of the housing problems in Nashville. (In my census district, we're not even at 3%. Out of 57 possible permits, only 33 are permits have been issued.)

I think the existing ordinance for short term rentals in Nashville is one of the best in the nation. Nashville is years ahead of other cities that are only now beginning to think about what do to about STRs. The only thing that's lacking is enforcement of those laws.

If more changes are needed in order to have some peace, so be it. But please, don't let those changes include taking away my Type 2 permit and my ability to keep my Nashville home.

Sincere regards,

Kim Calvert

1219 Shelton Ave.
Nashville, TN 37216

From: edmanning [mailto:edmanning@bellsouth.net]
Sent: Tuesday, April 25, 2017 9:34 PM
To: Planning Commissioners
Subject: Support for BL2017-608

I am writing to express my full support for the approval of BL 2017-608, excluding Amendment 1. We **must** protect our zoned residential neighborhoods.

Thank you!

Sincerely,

Edwin B. Manning
4633 Villa Green Dr.
Nashville, TN 37215

From: Paul Walters [mailto:paul@playlistproperties.com]
Sent: Tuesday, April 25, 2017 9:35 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Hello Council Members, Planning Commissioners, and Mayor Magan Barry

My name is Paul Walters. My wife and I own a vacation rental firm in Nashville. I am writing to you to let you know I oppose a moratorium on STRPs and I am in favor of fair home sharing laws. Our company currently employs 14 people at our firm. We have good paying positions! Our employees love their jobs and meeting tourist! Placing a moratorium on STRPs will results in laying off all of our employees.

I support regulating this industry. I want metro codes to be staffed at a level where they can enforce the ordinances and root out the bad players.

My hope is when everyone meets on April 27 a moratorium will not be put in placed on STRPs.

Thank you

--

Paul Walters

Playlist Properties - Vice President | Lofts of Nashville - President | Music City Spotless - Vice President

Office 615-913-7837

806 3rd Ave S | Nashville | TN | 37210

From: Logan Key [mailto:logkey98@aol.com]

Sent: Tuesday, April 25, 2017 9:21 PM

To: Planning Commissioners

Subject: VOTE YES on BL2017-608

Dear Planning Commission,

I am writing in favor of the staff substitute recommendation for BL2017-608 and **against** the amendment. Neighborhood conservation is the crux of this issue, and the whole situation comes down to two issues:

1. Short-term rentals used exclusively for overnight lodging — and not for long-term occupancy — cannot truly be considered an accessory use to a residential property. This bill would close that loophole. Metro Council’s legal counsel Michael Jameson agreed at a Council committee meeting earlier this year that such use cannot truly be “accessory.”

2. The use of residentially-zoned property exclusively for overnight lodging is not consistent with Nashville Next. Whole-home short-term rentals are not home-based businesses because they don’t serve as anyone’s home. Such properties are used exclusively to sell room-nights. Nashville is in the midst of an acute housing shortage. Nashville Next never envisions pulling homes out of our own housing stock to serve instead as a venue for overnight lodging.

Please help protect our neighborhoods.

Sincerely,

Logan Key

1411 Fatherland St.

Nashville, TN 37206

From: Covington, Paula A [mailto:paula.covington@Vanderbilt.Edu]

Sent: Tuesday, April 25, 2017 11:58 AM

To: Planning Commissioners

Subject: FW: BL 2016-608,

Paula Covington

Latin American and Iberian Bibliographer

Senior Lecturer in Latin American Studies

Vanderbilt University Libraries

From: Covington, Paula A

Sent: Tuesday, April 25, 2017 11:04 AM

To: planning.commissioners@nashville.gov

Cc: Covington, Robert

Subject: BL 2016-608,

I support this ordinance. No one should have to have an unsupervised b and b next to them.

I wish the commission would consider stronger ordinances against any more b and b's permits-- at least in some neighborhoods. I am sure the industry will be at the Thursday hearing in force. However, it is obvious that no one wants to live next door to an air b and b, supervised or not.

We have just been successful in receiving a single family status (original intention of our neighborhood-Clearwater division--Estes) and appreciate the commission's support.

But, just as we thought we were finally safe from skinnies we see a potential air b and b coming up next door to us! How can we prevent that happening to our neighborhood? It seems as important as the single family residence in maintaining a neighborhood. There must be some way to consider stronger zoning controls to protect neighborhoods. Obviously the industry will be vociferous. But we know that our neighborhood does not want this. Please protect us.

Thank you for your consideration.

Paula Covington

Latin American and Iberian Bibliographer

Senior Lecturer in Latin American Studies

Vanderbilt University Libraries

From: Darin Cunningham [mailto:darin@darincunningham.com]
Sent: Tuesday, April 25, 2017 10:54 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Everyone,

I am an STRP owner and I would like to share an experience I had this past weekend with a short-term rental in Miami, FL. We had 6 people meeting for a fishing trip. It was a group of people that had not seen each other together for over 15 years. One is a police officer, one is a school teacher, and ironically the other 4, including myself, are all in some sort of sales. 2 of the group members simply could not afford the trip if it was in a hotel but since we were able to rent a home where the 6 of us could stay, we were able to get together.

I hear this story over and over again when I meet the tenants at my property here in Nashville. They would have chosen another city if they had to stay in a hotel. The hotels are simply too expensive for large groups. Rarely do they compete with the hotel business. And, let's be honest, part of the reason for the proposed restrictions is to help the hotels. I think if we don't have these short-term rentals available, our city is going to lose significant revenue because many of these people would otherwise not come here.

The STRP I have is in a planned community of 8 homes of which the bylaws state you CAN short-term rent. This is a type III permit as you know. My neighbors all agreed to have short-term rentals and it is in writing before they purchased. It does not make sense to me why gov't would try to step in to stop this. They are not protecting any neighbors because all the neighbors signed off stating they are OK with this. Can you tell me why a Type III in this scenario is more harmful than beneficial? Please? I cannot make any sense of this. But, if someone lives in a property, and they want to rent it out sometimes, even though their neighbors do not want them doing it, you are proposing that it is OK to do that with a type-1 permit. Again, this makes not sense so me. Can someone, anyone, help me make sense of this?

Thank you very much for your time and consideration.

Darin Cunningham

615-456-4086

From: Lauren Palmore [mailto:lauren.palmore@gmail.com]
Sent: Tuesday, April 25, 2017 10:42 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

STRP are part of people's livelihood and as Nashville continues to become a desirable vacation destination, we need to keep lodging affordable to those interested in visiting our wonderful city. I'd hate to think a family of four could not afford to stay for a weekend in Nashville because its too expensive but can go to Indianapolis vs Destin vs St. Louis, other possible destinations in our vicinity.

STRP help me to repay my student loans and afford the continually increasing expense of living in the city limits. Please consider my thoughts and the thoughts and opinions of other STRP owners.

--

Lauren Palmore FNP-BC, MSN, RN, BSN

Crossroads Medical Group
491 Sage Road
White House, TN 37188

From: oscarutterstrom@gmail.com [mailto:oscarutterstrom@gmail.com] On Behalf Of Oscar Utterström
Sent: Tuesday, April 25, 2017 10:20 AM
To: Planning Commissioners
Subject: STR thoughts

Hello,

I wanted to bring attention to the fact that not all who is interested in Type 2 permits are investor companies.

Here are my two main reasons:

I am a touring musician that would like to have the possibility to rent out my house while I am on the road.

I have my mother in my home country of Sweden whom I go and take care of several times a year.

A type 2 permit would not only help me financially, but also the fact that my house is being looked after and utilized while I am not there gives me a peace of mind.

Thank you for your time and consideration.

Sincerely,
Oscar Utterstrom
Donelson

From: Mary Wilson [mailto:mmwgrandview@msn.com]

Sent: Tuesday, April 25, 2017 9:48 AM

To: Planning Commissioners

Subject: Short Term Rentals

For the record, I am **opposed to short term rentals** in our residential neighborhood. We bought our home while we still lived in Atlanta with the retirement idea we would move to Nashville. Nashville was home for Larry through high school and he still has many friends here. He is active in the West End High School Alumni Association. He grew up on Carden Ave. and has family living there today. We bought a "project" when we bought this 1930s house and remodeled it in 2011. We updated it with the idea that this would be our last home and made it comfortable for us to enjoy for as many years as we can be in a house. We are both retired and enjoy the Bellwood neighborhood. We considered this area for its convenience to grocery shopping, medical needs, and safety which we hope will give us the ability to live independently for 20+ more years. We also felt it would be a quiet neighborhood for us to enjoy as we age. We now have a short term rental next door. When I was awakened one night (2:00 A.M.) with fireworks going off, I thought it was gun fire. Scared me terribly!!!! and I thought the single girl next door could be in trouble. I tried to contact her to no avail. It was the next day as other neighbors asked about the fireworks that I discovered the condo was a short term rental. Since then, there have been noisy gatherings on the patio which is just outside our bedroom window. We see more and more activity, while most noise is inside by 11:30 PM, I don't know who these people are. We did not buy in a residential neighborhood to be next door to a commercial property. Please consider the residential citizen while making your choices on short term rentals. Business is one thing and short term rentals are businesses. Home is another type of property and it is very personal.

Mary Wilson

3612 Saratoga Drive

Nashville, Tn 37205

From: Prudy Nichol [mailto:prudynichol@gmail.com]

Sent: Tuesday, April 25, 2017 9:42 AM

To: Planning Commissioners

Cc: bellwood@googlegroups.com

Subject: Property Value - Short-Term Rental Property

Commissioners,

I wanted to send my thoughts about the potential drop in property values to an established residential neighborhood when STRs invade. Below is part of an email I recently sent to someone who asked about their property values and STRs.

The thought that pops first in my mind on this issue is "word of mouth" - if an area of town or a specific street is "widely known" as having, for example - heavy traffic during rush hour; loud noise from the interstate; a high ratio of rentals for college kids; under the flight path for the airplanes; sports field lighting from a nearby school - all of these type of things effect the property value because buyers will stay away from these and won't buy them until the price drops low enough to be attractive even with the intangible negatives. These things won't be reflected in a formal property value appraisal (concrete evidence) but eventually they are known by the Realtors who work with buyers, by friends of the buyers and by buyers who do their research and ask around. Buyers (especially those with young children) like to know that a neighborhood is established with property owners and long term renters as opposed to living next door to an STR with different renters coming and going. In a "down" real estate market, those tainted properties or areas of town do not hold their values and are hard to sell.

I do believe the STRs will definitely have the potential of a negative effect on our property values. Properties close to town are choice for STR investors (who have money and credit); they also like to pick up neglected properties, quickly renovate them and then advertise for STR.

Prudy Nichol
3606 Valley Vista Rd.

From: Lester [mailto:pawles22@gmail.com]
Sent: Monday, April 24, 2017 3:59 PM
To: Planning Commissioners
Subject: BL2017-608

I urge you to endorse(approve) BL2017-608 regarding STRP's and to reject its Amendment No. 1.

STRP's do not belong in R and RS zones and I hope you will hear the pleas of homeowners.

Lester Smith
500 Elmington Ave
37205

Planning Commissioners

Subject: Substitute Ordinance BL2017-608 and Amendment No 1 to Substitute Ordinance BL2017-608

I respectfully ask that the Planning Commission:

Approve Substitute Ordinance BL2017-608

Disapprove Amendment No 1 to Substitute Ordinance BL2017-608

NashvilleNext and zoning law: STRPs are not consistent with NashvilleNext/the General Plan. The Plan never contemplated using residential dwellings exclusively for overnight lodging. The key point is R and RS zones are for residential use: long-term occupancy (i.e. residential use) NOT nonresidential use (i.e. overnight lodging, or “transient housing”).

Land Use: Current Type 2 permit process has effectively allowed owners to achieve a new land-use without getting property rezoned. We have a

robust rezoning process in Nashville but the STRP regulations are allowing property owners to circumvent that process by purchasing a \$50 permit.

Businesses in Residential Districts: Type 2 STRPs are the only businesses allowed in residential districts. No other home business is allowed to have customers/clients come to the residential property – not lawyers, not doctors, not hairdressers, not insurance, not architects, not home recording studios – only transients arriving at a STRP business at all hours of the day and night. This is an unwise precedent.

Tourists aren't residents: Tourists may want to experience how the locals live, but they are not neighbors. They have no stake in the neighborhoods; they don't send their children to our public schools; they don't attend and support our churches; they don't attend community meetings; they don't participate in "clean up" days at our community parks; they don't shop in our stores week in and week out. They are **not** our neighbors, they are tourists here on vacation.

Marthe Cumming

37215

From: Prudy Nichol [mailto:prudynichol@gmail.com]

Sent: Tuesday, April 25, 2017 9:00 AM

To: Planning Commissioners; bellwood@googlegroups.com

Subject: Commissioners VOTE NO to Short Term Rentals

Commissioners,

We are opposed to the Type 2 and Type 3 STRs and want to see them totally removed as possible options for Nashville. We are also opposed to Planning's idea of an "enforcement team" with the Type 2 as we know that will not be truly effective and it is a "back-end" solution after the neighborhood has been disturbed, police called and complaints filed. The short term renter will feel no obligation to reside in the rental property the same as a property-tax-paying-owner who knows and respects their neighbors and appreciates their neighborhood community.

We have owned our home for 43 years in a quiet, no traffic, small neighborhood of 75+/- properties off West End Ave. and Bowling Avenue, zip 37205. During that span of time we have had 2 or 3 rental properties with good long term renters. We do not want "investor" owned properties with short term renters (which is a commercial operation that should not be in residential neighborhoods) and all the potential problems that come with that situation.

Please stand up for the **home owners** of Nashville and do not yield to the commercial investors who are supporting STRs.

Bob and Prudy Nichol
3606 Valley Vista Road
Nashville, TN 37205

From: John Oden [mailto:jmoden@gmail.com]

Sent: Wednesday, April 26, 2017 2:09 PM

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

Subject: Please Keep Short-Term Rentals Legal

John and Ellen Oden

2600 Bluefield Avenue

Nashville, TN 37214

(615) 210-6115

April 26, 2017

Dear Mayor Barry, Planning Commission Members, and Metro Council Members,

My wife and I have been offering our home in Donelson as a Short-Term Rental, going in to our second year. We have been properly permitted from the very beginning, and have remitted all state, local and hospitality taxes.

Our endeavor has been positive in every way for our guests, our neighborhood and for us. I strongly encourage you to not enact any legislation that would hinder this wonderful piece of the sharing economy that simultaneously helps neighborhoods, homeowners, tourists and provides millions of dollars of tax revenue for Davidson County.

Back in 2014, my wife Ellen and I purchased a vacant home in the beautiful Bluefields neighborhood in Donelson. When we bought our home, it was in severe disrepair. I had driven past this home for 25 years as I commuted along Lebanon Pike, and was thrilled when we had the opportunity to purchase it.

We spent many hours of hard work and many tens of thousands of dollars to restore this historic home to its original beauty. We are thrilled with the outcome as are our neighbors. By improving our property, we have added value to every other property on our street. We have also supported local small businesses who supply our landscape and lawn service, housekeeping services as well as many local plumbing, electrical, roofing and carpenter services. It is amazing how many dollars we have put into the local economy from just this one project.

I understand that some short-term rental properties create problems for their neighbors. I also understand that many, many more long-term rental and owner-occupied properties create problems for their neighbors. Please recognize that a problem property is a problem property, regardless of the duration of the contract between owner and renter.

I respectfully encourage you to pursue strong enforcement of all property ordinances which include noise, parking, and other regulations already on the books. I also strongly encourage you to provide sufficient resources to the appropriate metro departments to shut down non-compliant short-term rental owners.

Please focus on enforcement of existing regulations and avoid any regulations that would harm we legitimate and law-abiding short-term rental owners.

Thank you in advance for pursuing reasonable, rational regulations that protect good short-term rental operators, and do everything you can to shut down the rogue non-permitted operators who I suspect are the cause of the majority of complaints.

Sincerely and Respectfully,

John and Ellen Oden

2600 Bluefield Avenue

Nashville, TN 37214

(615) 210-6115

Item 17, Neighborhood Conservation Overlay District on Eastdale Avenue, Riverwood Drive, and Plymouth Avenue, east of Gallatin Pike

From: Randy Reed [mailto:arereed@gmail.com]
Sent: Wednesday, April 26, 2017 2:23 PM
To: Planning Commissioners
Subject: I support the NCZO for Eastdale Place

Dear Commissioners,

I live and own property within the borders of the proposed Eastdale Place Conservation Overlay, and I support this measure.

Eastdale Place was founded as one of Inglewood's first subdivision in 1923 and is the earliest planned development within the Jackson Park Historic District. Today, it stands as an unusually intact architectural record of Nashville's growth over the past century, with 93% of the properties deemed contributing.

My neighbors and I, both new and lifelong residents, support the Eastdale Place Conservation Overlay because it strikes the right balance between preserving the past and ensuring responsible growth moving forward. I believe that the conservation overlay guidelines are fair, manageable, and balanced. Significant benefits include retention of smaller, affordable homes, promotion of responsible development, and preservation of Nashville's history. While the conservation overlay will impose some limitations on what I can do with my property, this is a small price I'm willing to pay.

Our neighborhood embraces this unique opportunity to be a custodian of Eastdale Place's past and a good steward of its future, and I respectfully request that the Commission approve the Eastdale Place Conservation Overlay.

Randy Reed
1103 Eastdale Ave
I've been here 50 years

Eight other commenters sent the same message:

Gina Cash
1220 Plymouth Ave.
Owner since August 2014

ADDRESS 1112 Riverwood Dr
YEARS IN EASTDALE PLACE
14 years

Pacer Smith
1139 Eastdale Avenue
17 year resident

NAME Robert Rich

Jon Vaughn

1221 Plymouth avenue
Lived here for 14 years

Nashville, TN 37216

36 YEARS IN EASTDALE
PLACE

Ashley England
1121 Riverwood Dr.
3 year resident of Eastdale
Place

Russell & Suzanne Johnson

1143 Riverwood Drive

NAME. Mark and Donna
Haggitt
ADDRESS. 1138 Riverwood
Drive
YEARS IN EASTDALE PLACE
20 years in August

Nicole Gheorghe
1207 Plymouth Ave.

From: Andrew Akers [mailto:andyakers@me.com]
Sent: Wednesday, April 26, 2017 9:16 AM
To: Planning Commissioners
Subject: I support the NCZO for Eastdale Place

Dear Commissioners, As a new property owner I am for the overlay. However I am also still wanting to move my Lot Line on 0 Plymouth Ave to accommodate a 2500 square foot house (built in accordance with guidelines)facing Plymouth Ave.

I have owned this property since 2015 and my good friend Ms Gillian Dorsey and her ex husband previously owned it starting in I think 1988. It is a lovely neighborhood and with Dan Mills School what's not to like?

But I still want to move my Lot Line on 0 Plymouth Avenue
Andrew M Akers

I live and own property within the borders of the proposed Eastdale Place Conservation Overlay, and I support this measure.

Eastdale Place was founded as one of Inglewood's first subdivision in 1923 and is the earliest planned development within the Jackson Park Historic District. Today, it stands as an unusually intact architectural record of Nashville's growth over the past century, with 93% of the properties deemed contributing.

My neighbors and I, both new and lifelong residents, support the Eastdale Place Conservation Overlay because it strikes the right balance between preserving the past and ensuring responsible growth moving forward. I believe that the conservation overlay guidelines are fair, manageable, and balanced. Significant benefits include retention of smaller, affordable homes, promotion of responsible development, and preservation of Nashville's history. While the conservation overlay will impose some limitations on what I can do with my property, this is a small price I'm willing to pay.

Our neighborhood embraces this unique opportunity to be a custodian of Eastdale Place's past and a good steward of its future, and I respectfully request that the Commission approve the Eastdale Place Conservation Overlay.

NAME

ADDRESS
YEARS IN EASTDALE PLACE

Sent from my overpriced walkie talkie

From: Justin Bow [mailto:justinbow01@gmail.com]
Sent: Wednesday, April 26, 2017 10:25 AM
To: Planning Commissioners
Subject: Support for Eastdale Place NCZO

Good morning, my name is Justin Bow and I have lived at 1135 Eastdale Avenue for 1 year.

I live and own property within the borders of the proposed Eastdale Place Conservation Overlay, and I support this measure.

My wife and I moved to Nashville a year ago because of the beauty of East Nashville and Inglewood specifically. We have seen what is happening to the neighborhoods without conservation overlays and are horrified that the unique architectural gem that is our neighborhood could turn into packed lots of tall, skinny homes.

It is vital that Eastdale Place be protected in accordance with its status as a historic location. Such neighborhoods will continue to attract new residents who appreciate the history and beauty of Nashville. Minor limitations and a requirement for responsible development are small prices to pay.

-Justin Bow

From: Sheridyn Williamson [mailto:sheridynw@gmail.com]
Sent: Tuesday, April 25, 2017 10:05 PM
To: Planning Commissioners
Subject: I support the proposed Eastdale Place NCZO

Dear Commissioners,

I live and own property within the borders of the proposed Eastdale Place Conservation Overlay, and I support this measure.

Eastdale Place was founded as one of Inglewood's first subdivision in 1923 and is the earliest planned development within the Jackson Park Historic District. Today, it stands as an unusually intact architectural record of Nashville's growth over the past century, with 93% of the properties deemed contributing.

My neighbors and I, both new and lifelong residents, support the Eastdale Place Conservation Overlay because it strikes the right balance between preserving the past and ensuring responsible growth moving forward. I believe that the conservation overlay guidelines are fair, manageable, and balanced. Significant benefits include retention of smaller, affordable homes, promotion of responsible development, and preservation of Nashville's history. While the conservation overlay will impose some limitations on what I can do with my property, this is a small price I'm willing to pay.

Our neighborhood embraces this unique opportunity to be a custodian of Eastdale Place's past and a good steward of its future, and I respectfully request that the Commission approve the Eastdale Place Conservation Overlay.

Sheridyn Williamson
1141 Riverwood Drive
7 year resident of Eastdale Place/17 year resident of Inglewood

From: McArthur, Alison C [mailto:Alison.McArthur@mnps.org]
Sent: Tuesday, April 25, 2017 9:16 PM
To: Planning Commissioners
Subject: Eastdale Place Conservation Overlay

Dear Commissioners,

I live and own property within the borders of the proposed Eastdale Place Conservation Overlay, where I have lived for almost 17 years and I support this measure.

Eastdale Place was founded as one of Inglewood's first subdivision in 1923 and is the earliest planned development within the Jackson Park Historic District. Today, it stands as an unusually intact architectural record of Nashville's growth over the past century, with 93% of the properties deemed contributing.

My neighbors and I, both new and lifelong residents, support the Eastdale Place Conservation Overlay because it strikes the right balance between preserving the past and ensuring responsible growth moving forward. I believe that the conservation overlay guidelines are fair, manageable, and balanced. Significant benefits include retention of smaller, affordable homes, promotion of responsible development, and preservation of Nashville's history. While the conservation overlay will impose some limitations on what I can do with my property, this is a small price I'm willing to pay.

Our neighborhood embraces this unique opportunity to be a custodian of Eastdale Place's past and a good steward of its future, and I respectfully request that the Commission approve the Eastdale Place Conservation Overlay.

Alison McArthur
1120 Eastdale Avenue
EASTDALE PLACE resident for 17 years

Alison McArthur

Community Achieves Coordinator

615-259-8694

Cell - 615-513-8814



Consistency, Responsibility, Arranger, Focus, Relator

Item 22, Contextual Overlay District on Audubon Road, Dale Avenue, Galloway Drive, Glendale Lane, Gray Oaks Drive, Lealand Lane, Milesdale Court, Milesdale Drive, Scenic Drive, and Tower Place, north of Battery Lane

From: Susan Niles [mailto:susanniles@bellsouth.net]
Sent: Wednesday, April 26, 2017 10:36 AM
To: Planning Commissioners
Subject: PLEASE APPROVE BL2017-670 - Contextual Overlay in Green Hills

To the Commissioners:

I hope you will approve 2017Z-038PR-001 (BL2017-670), a Contextual Overlay in the Green Hills area. This overlay will still allow for development and infill while also respecting the character and history of this beautiful neighborhood.

Thank you.

Susan Niles

From: Ted Parks [mailto:th.parks@gmail.com]
Sent: Tuesday, April 25, 2017 9:39 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Contextual overlay, Green Hills

Dear Planning Commissioners:

A resident at 910 Tower Place in Green Hills for more than 12 years, I ask you please to approve 2017Z-038PR-001 (**BL2017-670**), the request for a Contextual Overlay for the Glendale Park area of Green Hills.

My neighborhood is historic. It was part of the Glendale Park Zoo that closed shortly before World War II. Some of the zoo's original steps remain among the mature trees and lush green spaces that make this part of Nashville such a pleasant place to live. It saddens me to see approaches to development that overlook an area's architectural context and the way of life of existing residents.

As you are aware, a Contextual Overlay will still allow developers to erect the largest house on the block but at the same time will help retain the neighborhood's long-time character.

Thank you,

Ted Parks

From: Linda Jameson [mailto:Ljameson@volcorp.org]
Sent: Tuesday, April 25, 2017 10:37 AM
To: Planning Commissioners; Pulley, Russ (Council Member)
Cc: Ginger Byrn (gbyrn@comcast.net)
Subject: In my absence for the 4/27 planning commission

I am unavailable to attend the 4/27/17 4:00 pm planning commission meeting but want my wishes to be heard.

I am in favor of the overlay request #22 on the planning commission agenda.

I reside at 903 Audubon Road

Nashville, TN. 37204

Please include my opinions in those that will be registered that evening.

Linda Jameson

Human Resources

Volunteer Corporate Credit Union

2460 Atrium Way

Nashville, TN. 37214

615-232-7915

ljameson@volcorp.org

From: FRED PIERSON [mailto:fredpierson@me.com]

Sent: Tuesday, April 25, 2017 10:36 AM

To: Planning Commissioners

Subject: In support of BL2017-670 – Contextual Overlay in Green Hills

Dear Planning Commissioners:

I hope you will approve BL2017-670 for a contextual overlay in a section of Green Hills. A contextual overlay is a guide or tool for future development and is the least restrictive way to manage development. It is the least restrictive of all overlays and does not affect zoning that is already in place. With a contextual overlay, there are design guidelines to be sure new development is in context with your closest neighbors. There will still be infill, and there will still be growth, but with this overlay, many of the things that make our neighborhood such a nice place to live will be preserved. It is hoped that fewer trees will be cut down, more green space will be preserved and the quality of life for all of our neighbors will be safeguarded.

Thank you.

Fred Pierson

4320 Dale

37204

From: Erin Rickelton [mailto:erin.rickelton@lipscomb.edu]

Sent: Tuesday, April 25, 2017 7:43 AM

To: Planning Commissioners
Subject: in support of overlay

I send this email to voice my **support of the contextual overlay** in my neighborhood. As a resident of **Scenic Drive Nashville, TN 37204** for over 14 years, I, along with my neighbors, very much want to 1608 Graybar Lane

37215

preserve the character of our street, neighborhood, and surrounding natural settings.

Thank you for this consideration,

Erin Rickelton

From: Lisa Zhito [mailto:ltzhito@att.net]
Sent: Monday, April 24, 2017 9:38 PM
To: Planning Commissioners
Subject: Yes on 20167Z-038PR-001/BL2017-670

Dear Commissioners:

As a resident of Green Hills who lives near the Glendale Lane neighborhood, I am writing to express my support for the Contextual Overlay (20167Z-038PR-001/BL2017-670). I support the majority of property owners who wish to preserve their neighborhood character. The Contextual Overlay still allows those who wish to develop their property to do so, and merely provides guidelines to ensure the qualities that make this such a desirable neighborhood are not compromised.

Please approve 20167Z-038PR-001/BL2017-670.

Sincerely,

Lisa Zhito

From: Margaret Pond [mailto:theponds1023@gmail.com]
Sent: Monday, April 24, 2017 7:03 PM
To: Planning Commissioners
Subject: BL2017-670

To the Commissioners:

*I am asking you to please vote to approve 2017Z-038PR-001 (**BL2017-670**), the request for a Contextual Overlay for the Glendale Park area of Green Hills.*

Two concerned neighbors have worked diligently for close to two years on this overlay, with the approval and guidance of our councilman, Russ Pulley. They sent out surveys to the affected neighbors, and even went door-to-door in the heat of summer to talk to the neighbors who had not replied to the survey. The results of the survey response were a whopping 75% approval of the overlay!

I will be at the meeting this Thursday night and will ask to speak about my 17.5 years of living on Milesdale Drive, and how I strongly support this overlay.

Thank you in advance for your time and consideration.

Margaret M. Pond

1023 Milesdale Drive

Nashville, TN 37204

From: Adam Warren [mailto:adamw30@yahoo.com]

Sent: Tuesday, April 25, 2017 7:13 PM

To: Planning Commissioners

Subject: 2017Z-038PR-001

I am writing in regards to the contextual overlay zoning hearing on case number referenced above. The hearing is on April 27th, 2017. I own and live at 4306 Scenic Drive with my wife and two sons and am HIGHLY against the rezoning. The current changes in the neighborhood are increasing ALL home and property values in our area and are making the neighborhood a better place to live. There is no harm whatsoever from the current zoning that needs to be corrected. I hope to be in attendance to voice my opinion further on the 27th. Please contact me anytime should I be of further assistance.

-Adam Warren

731-234-5651

From: Tommy Lea [mailto:tlea@comcast.net]
Sent: Monday, April 24, 2017 6:41 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: Glendale Park Neighborhood Contextual Overlay

Dear members of the Planning Commission,

My wife and I live at 906 Tower Place and I purchased my home nearly 20 years ago. When our city councilman was Jim Schulman, the majority of our neighborhood chose to classify our parcels as RS so that only single family homes could be built at a time when older ranch homes were being torn down and two connected homes were constructed. At that time, we expressed our desire to retain the character of our neighborhood. Given the current real estate market, we would further ask you to pass this request to protect the character of our neighborhood, the majority of homes being built in the 40's and 50's. Our overlay request is #22 on the Planning Commission agenda, and I am asking that you approve our request.

The majority of us do not want HPR or tall and skinny homes in our neighborhood and even though I am and have been a Realtor for the past 15 years, I believe these type homes are destroying the very fabric of Nashville and have changes the city from a small and charming community to a cramped city, changed for the worse by greedy developers who do not care about the neighborhood or the community - only for the money they can make. I ask for your support and approval of this Contextual Overlay for the Glendale Park Neighborhood.

Thanks for your consideration,

Thomas Lea

Gail Lea

906 Tower Place

Nashville, TN 37204

615 210-0093

From: David Hooper [mailto:hooperdr@yahoo.com]
Sent: Monday, April 24, 2017 5:45 PM
To: Planning Commissioners
Subject: BL2017-670 – Contextual Overlay for Glendale Park

Hello. I'm emailing in support of contextual overlay for the Glendale Park area of Green Hills. I feel this overlay is important to preserving the community from aggressive and unchecked development.

Thank you!

David Hooper

From: laura@b2c-consulting.com [mailto:laura@b2c-consulting.com]

Sent: Monday, April 24, 2017 5:21 PM

To: Planning Commissioners; Pulley, Russ (Council Member)

Cc: Ginger Byrn; Ronna Rubin

Subject: 2017Z-038PR-001 (BL2017-670)

Dear Planning Commissioners:

I am asking you to please vote to approve 2017Z-038PR-001 (BL2017-670), the request for a Contextual Overlay for the Glendale Park area of Green Hills.

Much of the acreage in question (including my home at 1019 Glendale Lane) was part of Nashville's original zoo, the Glendale Park Zoo which closed in 1935, and as a result, mature trees and beautiful green space dots the area.

There will still be infill, and there will still be growth, but with this overlay, many of the things that make our neighborhood such a nice place to live will be preserved. It is hoped that fewer trees will be cut down, more green space will be preserved and the quality of life for all of our neighbors will be safeguarded.

Thank you.

Laura Van Sickle

1019 Glendale Lane | Nashville, TN 37204 | (c): 615-427-9418

From: laura@b2c-consulting.com [mailto:laura@b2c-consulting.com]
Sent: Monday, April 24, 2017 5:21 PM
To: Planning Commissioners; Pulley, Russ (Council Member)
Cc: Ginger Byrn; Ronna Rubin
Subject: 2017Z-038PR-001 (BL2017-670)

Dear Planning Commissioners:

I am asking you to please vote to approve 2017Z-038PR-001 (BL2017-670), the request for a Contextual Overlay for the Glendale Park area of Green Hills.

Much of the acreage in question (including my home at 1019 Glendale Lane) was part of Nashville's original zoo, the Glendale Park Zoo which closed in 1935, and as a result, mature trees and beautiful green space dots the area.

There will still be infill, and there will still be growth, but with this overlay, many of the things that make our neighborhood such a nice place to live will be preserved. It is hoped that fewer trees will be cut down, more green space will be preserved and the quality of life for all of our neighbors will be safeguarded.

Thank you.

Laura Van Sickle

1019 Glendale Lane | Nashville, TN 37204 | (c): 615-427-9418

From: Ginger Ramsey [mailto:ram1993@comcast.net]
Sent: Monday, April 24, 2017 4:07 PM
To: Planning Commissioners
Cc: Pulley, Russ (Council Member)
Subject: 2017Z-038PR-001 (BL2017-670)

To the Commissioners:

I am asking you to please vote to approve 2017Z-038PR-001 (BL2017-670), the request for a Contextual Overlay for the Glendale Park area of Green Hills.

Much of the acreage in question was part of Nashville's original zoo, the Glendale Park Zoo which closed in 1935, and as a result, mature trees and beautiful green space dots the area.

A Contextual Overlay will still allow developers to erect the largest house on the block but at the same time, will provide a bit of peace of mind and respect to longtime residents who've beautifully maintained their homes and property.

Thank you.

Andrew and Ginger Ramsey

4320 Lealand Lane

Nashville, TN 37204

From: Lester [mailto:pawles22@gmail.com]

Sent: Monday, April 24, 2017 3:49 PM

To: Planning Commissioners

Subject: Contextual Overlay District

I hope you will adopt the COD for certain properties in the Glendale and Lealand Lane areas, to be considered in your meeting Thursday this week. If it requires Council approval, I hope you will send it to them with your recommendation for adoption.

Lester Smith

500 Elmington Avenue

37205

Non-agenda item: 8th South multimodal transit plan

From: Grier, Mark Donald [mailto:mark.grier@Vanderbilt.Edu]
Sent: Tuesday, April 25, 2017 10:32 AM
To: Briggs, Michael (Planning)
Cc: Planning Commissioners
Subject: Comment on 8th Ave South Multimodal Transit Plan

My name is Mark Grier. I have been a Nashville resident for 10 years and have lived in Crieve Hall for the last 4. Due to previous obligations, I will be unable to attend the meeting this evening. However, I would like to voice my opposition to the planned changes to 8th Avenue South, reducing it from 2 lanes in each travel direction to one.

My primary concern is this plan was based on data collected in 2014. In the last 3 years, traffic patterns have changed considerably and the number of vehicles utilizing US31 has increased dramatically as I65 has become more congested. As US31 (Franklin Road, 8th Ave South) is the only reasonable alternative, traffic volume will only continue to increase. Further limiting traffic capacity it not in the best interest of residents living south of the downtown area.

Currently with 2 lanes of travel in each direction, US31 from Berry Hill to Wedgewood is insufficient to handle the volume utilizing the road. On multiple occasions in the last month, traffic on US31 has been backed up from Harding Pike to Wedgewood Avenue. When this happens it takes nearly 40 minutes to travel from Wedgewood to Hogan Road (4.8 miles). Eliminating lanes for vehicles on 8th Ave South will only worsen this problem. I strongly suggest this council reconsider this plan.

Mark Grier
252 Blackman Road

