

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

Item 2, 730 Old Hickory Blvd.

From: Lee, Mike [mailto:mlee@hubbell-premise.com]
Sent: Thursday, April 27, 2017 9:03 AM
To: Planning Commissioners
Subject: 730 OLD HICKORY BOULEVARD

To Latisha Birkeland and Commission members-re: project listed below.

I do not approve or want this or any other such project in our area. This “jamming” of units on small parcels of land are killing our area, neighborhood and sense of community. Traffic congestion, slowing of services such as police, fire, and water, school overcrowding, security, are just a few but important issues that come from mass packing of units on property. Additionally, we already have large apartment complexes that have been and are being built in our area. Also we need to let the Bellevue Mall property develop and let the community adjust to this huge development. The impact that it, the apartments, and other “condo’s” that have flooded our area, have pushed our limits. Please don’t drown us with anymore high density residential units.

Thank you.

Mike Lee

7426 Lakeview Dr.

Nashville TN 37209

2. 2017SP-012-001 On Consent: Yes

730 OLD HICKORY BOULEVARD Public Hearing: Open

Council District 22 (Sheri Weiner)

Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning on property located at 730 Old Hickory Boulevard, approximately 500

feet northwest of Charlotte Pike, (4.07 acres), to permit up to 49 residential units, requested by Dale & Associates,

Inc., applicant; Corinne Knight, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Mike Lee, MA RCDD

TN/N. AL Territory Manager

Hubbell Premise Wiring

Nashville, TN

615-289-8861-c

615-352-1034-f

800-626-0005-inside sales

<http://www.hubbell-premise.com>

Items 5a-f, Short-Term Rentals

From: Savannah Tate [mailto:Savannah_Tate@hotmail.com]
Sent: Thursday, April 27, 2017 11:28 AM
To: Planning Commissioners
Subject: PLEASE, STOP Short Term Rentals In Residential Neighborhood
Importance: High

PLEASE vote to phase out Short Term Rentals in Residential Neighborhoods.

I purchased my home in a quiet Residential Only Zoned Neighborhood. A little over year later, a couple living outside of Davidson County purchased the home next door to rent out as a short term rental-non owner occupied. My quality of life has since been diminished by the constant disruptions of this unstaffed, unsupervised, commercial motel that has been allowed to operate in my residential neighborhood- just a few feet away from my house.

There have been constant noise disturbances, trespassing issues, and trash issues- one time including used tampons in my backyard from the renters...

I am forced to constantly be on guard, my privacy is consistently violated, and afraid and unable to say anything directly to the renters or owners for fear of retaliation. I have never felt unsafe and unrest in any place I've lived in my life, until now.

I did not purchase a home and take out a mortgage in a residential only zoned home only to have an unstaffed commercialized motel next door. I tried to work out the issues with the owners, only to be insulted and mocked. I have contacted my local representative, the codes department, and the police- with no resolutions.

Please, consider the danger and distress that has been caused by allowing such selfish practices. Our houses are our homes, we should be able to relax, know our neighbors, and FEEL SAFE.

Thank you,

Savannah Tate
615.975.8283

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

From: Jeffrey Miller [mailto:jeff@jjmillerlaw.com]

Sent: Thursday, April 27, 2017 11:48 AM

To: Planning Commissioners

Subject: Support BL2017-608

I am writing to express my support for the above-referenced proposed ordinance and the tighter regulation of the Short Term Rental ("STR") Market in general. When it comes to Type-1 STR properties, where the owner is on site during the rental period, it is fairly non-objectionable. Conditions such as noise, traffic, lighting, conduct, and the like of the guest will tend to be self-regulating. However, when it comes to Type-2 and Type-3 properties, for the following reasons I find those to be wholly incompatible with the nature and purpose of residential neighborhoods:

1. They are commercial businesses operating in a residential neighborhood. Absentee owners are not living at the property, incurring the same conditions imposed by the guests, whereas the other residential neighbors do. It is a for-profit business being operated in a neighborhood. Current zoning prohibits home-based businesses prohibits customers coming to the property, limits one home-based employee, and restricts the area of use to 20%. STRs are not subject to those same limitations.
2. Temporary, hotel-like lodging is simply incompatible with a residential neighborhood. People who live in homes usually have daytime activities like employment, volunteering, and other such. They reside in their home, get up in the morning, go to work, tend to their lawn, come home at night, feed their kids. People occupying hotels and STRs are transients. They are not there to go to work, they are there to have a great time — have a party. They have no stake in the neighborhood, don't know their neighbors. Their only care is maximizing their entertainment experience. Similarly, the absentee owners of STRs sole concern is maximizing the occupancy of their lodging — they're not accountable to their neighbors.
3. STRs are high-occupancy, high density dwellings unfit for residential neighborhoods. Current law and proposals allow for up to 16 individuals to occupy one property. I know of no home in our neighborhood that is occupied at such a density. Imagine 16 cars parked in the drive, lawn and street in front of your neighbors house with comings and goings at all hours. That is a hotel, and is where such activity should be isolated.
4. Enforcement of ad-hoc noise, nuisance, lighting violations is non-existent and shouldn't be devolved to the police department. Such complaints are likely not "emergent," but absentee owners are not available to self-police their property, they can only respond after the fact. Often they'll say those former guests won't be renting again, but what about the next score, and the next, and the next. All the while, persons such as us, who have paid to live in a quiet residential neighborhood, who relied on the zoning to keep out that activity are hurt.

Finally, likening modifying zoning to accommodate STR owners to outlawing of Jim Crow racial discrimination is disingenuous at best, and ultimately shameful. Simply put an absentee STR owner is an economic actor, at status that is wholly within his or her control. They are not a protected class.

Jeffrey J. Miller
4216 Brush Hill Road
Nashville, TN 37216

From: Linda Oldfield [mailto:Linda.Oldfield@wallerlaw.com]
Sent: Thursday, April 27, 2017 11:55 AM
To: Planning Commissioners
Cc: Erica Garrison
Subject: STR Letter to Nashville Planning Final.docx

Attached please find a letter to the Planning Commissioners. Copies will be brought to the meeting.

Linda Oldfield

Legal Assistant to Edward M. Callaway, Christopher W. Hayes and Erica Kruse Garrison

waller

Waller Lansden Dortch & Davis, LLP

511 Union Street, Suite 2700

Nashville, TN 37219

615.850.8830 direct

linda.oldfield@wallerlaw.com

(attachment follows)

April 27, 2017

VIA EMAIL: Planning.Commission@Nashville.gov

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37210

Re: Airbnb

Dear Planning Commissioners:

On behalf of the short term rental property owners and industry leaders in Nashville, we are writing to thank the Planning Commission staff for their leadership and dedication to developing reasonable and sustainable regulations for short term rental properties. Over the last few weeks, staff has been instrumental in listening to the concerns expressed about this issue, from both sides, and developing an approach that is cutting edge, focused on enforcement, and data driven. If this approach is implemented, it will be one of the first of its kind in the country. It will ultimately allow short term rental properties, both owner-occupied and non owner-occupied, to exist in harmony with other residential uses with little to no impact on the surrounding properties.

Consequently, we are writing to support BL 2017-608 *with* the proposed amendment. Non owner-occupied short term rental properties can and do complement other residential uses. In fact, they are not too different from a long-term rental or an owner-occupied short term rental. Just as these uses fit seamlessly within the residential fabric of a community, and make it more diverse and enjoyable, second homes can also fit seamlessly within the residential fabric of a community when they are properly regulated, and the regulations are properly enforced. Banning them from residential districts is not the solution, but regulations and uniform, steady enforcement will work to ensure that this use continues to be appropriate for residential districts.

While we support the Planning Commission staff's recommended amendment to BL 2017-608 overall, we do oppose Section 4, which amends Title 17 of the Metropolitan Code to include certain short term rental properties as a commercial use. Short-term rental properties are residential in nature; they host families and groups travelling together and allow them to stay under one roof as they would at home.

In addition, while some revisions will still need to be made to the language in BL 2017-685, which proposes a new amendment to Title 6, we do whole-heartedly support the Commission's intent—to develop a state of the art permitting system for the City of Nashville in partnership with the platforms on which short term rental properties advertise. With revision, particularly concerning individualized data sharing and how pass-through permitting works, the intent of the Title 6 language can work with the staff amendment to BL 2017-608 to create a regulatory system that can absolutely achieve compliance for the City of Nashville. With proper enforcement, complimented by data sharing and measures to ensure short term rental operators advertising on platforms are permitted, industry and Metro can work together to implement successful regulation and address bad actors.

We look forward to continuing to work with staff and the Council to make this the most advanced partnership with platforms that exists. We want Nashville to be the model city for short term rental issues, and we believe that Planning Commission staff's amendment to BL 2017-608 and the intent for the Title 6 changes go a long way to accomplishing this goal.

Thank you,

Laura Spanjian
Airbnb

Ashley Hodgini
HomeAway

From: jeanie4pups@comcast.net [mailto:jeanie4pups@comcast.net]

Sent: Thursday, April 27, 2017 11:44 AM

To: Planning Commissioners; mayor.barry@nashville.gov

Cc: Sloan, Doug (Planning); Murphy, Kathleen (Council Member)

Subject: Bill 608 without industry-friendly amendments

Dear Planning Commissioners, Mayor Barry, Council Member Kathleen Murphy and Mr. Sloan,

It's no secret that Nashville is experiencing terrible growing pains that apparently have no end in sight. I am a native Nashvillian and long time resident in Sylvan Park. With all the endless hassles that are now the normal in Nashville - not a fan of the traffic - property tax increases - not being able to go downtown without huge hassles ... to name a few....our homes should be our havens. For most people their homes are their biggest investment. When you allow a few individuals to compromise the integrity of these investments for their own profit, it is just wrong. It is not surprising that many of the non-owner occupied homes are from outside investors who want to make a profit of our growing popularity. When are the powers that be going to stand up for the people that live in Nashville, that make Nashville their home to raise their families and run their businesses? It is creating and running a commercial business within a residential area. How many people would invest their life savings to purchase a home, only to have someone purchase the property next to them to run a party house? Living next to a STR compromises the quality of life in within the safe space of your home. I like a good party just as much as the next person, but not on a Wednesday night when you have to get up the next morning for work. There is also the unrest of not knowing who the people are that are "living" in the house next door. My neighbors briefly rented their house out for profit as a short term rental. Our houses are very close in proximity - I would walk out onto my back deck to have strangers glaring at me, like what was I doing at their party?. It's invasive and unpleasant and disruptive. Enough already with appeasing the "visitors" to our city. We as homeowners should feel safe and comfortable in our homes. Our opinions should out weigh the people who do not make this city their home. Growth and change are good, or at least that is the mantra of a few - but it is to the point that I no longer recognize my city and it is no longer a friendly easy big little town to live in....maybe I'll move. I don't want to, but it is becoming a more realistic thought every passing day.

Thank you for your time and consideration of this Nashvillian's opinion.

Sincerely

Jeanmarie Snyder

Dakota Avenue

Nashville, TN

From: Rodrigo Valle [mailto:rodrigo.n.valle@gmail.com]

Sent: Thursday, April 27, 2017 11:40 AM

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

Cc: nashvilleareaSTRA@gmail.com

Subject: Please support STRPs! They are important to our community and local residents!

Dear Council Members, Planning Commissioners, and Mayor Barry,

My wife and I are homeowners and residents of Nashville at 2001 Greenwood Avenue, Nashville, TN 37206, and my mother in law has recently purchased the home right next to us where she plans to live half the year. She is hoping to be able rent out the property to other families who want to come visit Nashville in order to help cover her expenses (she is not otherwise working and could use the income). I have previously written to express my opposition to any council bills that ban or put a moratorium on STRPs, so I will not reiterate all my points about the benefits of STRP to the local economy, community, and local residents (who make up the majority of owners). I did want to highlight this piece in Today's Tennessean that sets the record straight on some of the STRP issues that seem to get too much traction:

<http://www.tennessean.com/story/opinion/2017/04/25/stop-making-short-term-rentals-scapegoat/100906762/>

Please do not jump to conclusions about STRP's based on a few outliers. When you get a bad egg in a carton, you throw away the bad egg, you don't throw away the carton AND kill the hen.

Thanks,

Rod

423-280-0741

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RNV

From: Karen Lovelace [mailto:karen@klovelace.com]
Sent: Thursday, April 27, 2017 7:59 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,

Karen Lovelace
4707 Nevada Ave
Nashville, TN 37209

Thirty-six other commenters sent the same email:

Terri Williams
208 Wheaton Ct
Nashville, TN 37214

William swinehart
1221 Villa Pl
Nashville, TN 37212

David Hincy
2520 Stones River Ct
Nashville, TN 37214

Kelley Lovelace
2229 N Berrys Chapel Rd
Franklin, TN 37069

Antoine-Marie
Nsekambabaye
4129 Alicia Ln
Nashville, TN 37013

Courtney Schand
1345 Bell Rd
Nashville, TN 37013

Carl Kahle
300 Ladybird Dr
Nashville, TN 37217

William Smith
6848 Bridgewater Dr
Nashville, TN 37221

Lori parker
920 Russell St
Nashville, TN 37206

Kristen Knowles
1003 Dew St
Nashville, TN 37206

Ashley Logsdon
321 Fieldcrest Dr
Nashville, TN 37211

Samantha Nelson
4636 Lebanon Pike
Nashville, TN 37076

Rossana Minuta
5500 Corbett Ln
Nashville, TN 37209

Kishan Patel
1302 Chester Ave
Nashville, TN 37206

Nicholas Williams
1420 Rice Hill Cir
Nashville, TN 37013

Alece Ronzino
1027 McClurkin Ave
Nashville, TN 37206

Tyler King
1411 Holly St
Nashville, TN 37206

Sue Cordell
257 Clearlake Dr W
Nashville, TN 37217

Ann Flaharty
418 Westboro Dr
Nashville, TN 37209

Mike ONeil
2601 Pulley Rd
Nashville, TN 37214

Natalie Hannigan
1109 Jackson St
Nashville, TN 37208

Philip Ko
908 S 13th St
Nashville, TN 37206

Heather Proctor
335 Dade Dr
Nashville, TN 37211

Jacque Schultz
3933 Moss Rose Dr
Nashville, TN 37216

Kenneth Kisinger
1510 Cahal Ave
Nashville, TN 37206

Naweed Bakhtani
5504 Seesaw Rd
Nashville, TN 37211

Dave Thompson
210 Summit Ridge Dr
Nashville, TN 37215

anna forkum
1507 Dallas Ave
Nashville, TN 37212

Steven Williams
208 Wheaton Ct
Nashville, TN 37214

Timothy McCreight
4341 Andrew Jackson Pkwy
Nashville, TN 37076

Jeremy Creason
1702 5th Ave N
Nashville, TN 37208

Ashley Elmquist
1125 McChesney Ave
Nashville, TN 37216

Chris Allen
723 Douglas Ave
Nashville, TN 37207

Parker Brown
920 Elvira Ave
Nashville, TN 37216

Rebecca Ballinger
4308 Wyoming Ave
Nashville, TN 37209

Andrea Robinson
1712 7th Ave N
Nashville, TN 37208

From: Sara Wigal [mailto:saraewigal@gmail.com]

Sent: Wednesday, April 26, 2017 5:25 PM

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.

I am a first time home buyer, and AirBnB has been helping me to get on steadier financial ground as a local resident after my large (for me!) down payment to buy my small 2 bed/1 bath cottage. I am a young, single woman, gainfully employed, and yet, this was a huge purchase for me that was incredibly stressful. AirBnB has made this easier and now that I am not so penny-pinched, I can eat our more and put my dollars into local economy. It's not just the guests that spend money here--I as a resident spend more money in town because I am a host, and therefore have a larger income to utilize and enjoy my leisure time!

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.

I have 2 dogs, and allow people with dogs to come and stay in my home. You'd be surprised by what a need for this service this is! Lots of amazing people that are on road trips and have decided to stop in Nashville to see our sights stay with me, with their fur friends. They can't stay at many hotels, and so being able to stay in my pet-friendly AirBnB with me really helps to serve these tourists. I have a large fenced yard where their pets can play with my dogs, and it's so fun!

I also live in East Nashville. There are not many accommodation options in this area, so my house helps meet the need and demand for it! So many people want to stay on this side of town and have an intimate experience and not be in a big hotel. They want to be in the area because of it's amazing restaurants and stores, and their aesthetic is that of a more free spirited traveler--they wouldn't stay in a hotel even if that option were available in East Nashville. If we don't have AirBnB to serve these travelers, I think they just won't come to our city.

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.... and I am one person doing that. My home is 65 years old and I am keeping it maintained and preserved, not tearing it down to build 4 more on the land. I am manicuring my yard and working toward many improvements, planning on staying on my quarter acre of land in the heart of our city for many years to come.

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

Sincerely,
Sara Wigal
944 Strouse Ave
Nashville, TN 37206

From: Wayne Renardson [mailto:wayne.renardson@comcast.net]
Sent: Thursday, April 27, 2017 8:39 AM
To: Planning Commissioners
Subject: Please Approve BL 2017-608

To:

Members of the Planning Commission:

Both of us are aware of the difficulties that have occurred between residents of neighborhoods and owners of short term rental properties. The abuse foisted on the residents of our city by temporary visitors who come here in order to party, to carry on insane behavior often brought about by alcohol and other drugs, is unconscionable.

The bad behavior seems to occur less in owner-occupied STRPs than it

does when there is an absentee owner, and for this reason we ask you to refuse a permit to absentee owners in R and RS zoned neighborhoods.

It is with this in mind that we ask you to support BL 2017-608 offered by Councilman Larry Hagar and District 34 CM Angie Henderson. We are opposed to the amendment #1 and ask that this amendment not be approved

Thank you

Wayne & Fay Renardson
1113 Woodvale Dr.
Nashville, TN 37204
District #25
615-292-2153

From: Melanie Re [mailto:melanierpa@hotmail.com]
Sent: Wednesday, April 26, 2017 9:08 PM
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.

My husband and I decided to Airbnb our current home on the weekends to make others feel welcomed to the city with the charm that only Nashvillians do! We have been hosts in other cities and there's truly something magical about staying at someone home. You truly get a good feel of what the city has to offer and most importantly you're helping communities grow. My husband and I were first generation college students and had no one to help us through the college application process. We were finally both graduated but with an astronomical amount of student loans... close to \$100,000 combined. Thanks to the HUGE economic impact that Airbnb provides and with God's help we have been able to reduce those loans significantly! Without Airbnb we would not be able to plan for a future or survive the never-ending debt cycle that our country faces today.

We are tax paying (all 4 types), permit holding, responsible hosts and we are just asking you to please support Nashville's tourist economy and help families like ours continue to prosper.

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.

God bless!

Sincerely,
Melanie Re
1414 Boscobel St
Nashville, TN 37206

From: Alice Forrester [mailto:agforrester56@gmail.com]
Sent: Thursday, April 27, 2017 3:37 AM
To: Council Members; Barry, Megan (Mayor); Planning Commissioners
Subject: Keep STRPs Legal

Dear Council Members and Mayor Barry;

My husband Bob Campbell-Smith and I are long term residents of East Nashville (30+ years) and love the neighborhood we volunteered endless hours to improve and make desirable for ALL residents and visitors.

Our annual home tour in Historic Edgefield was designed to show off our newly renovated historic homes and to encourage new businesses and visitors from Nashville and beyond.

Now that our formerly blighted neighborhood is popular the growing pains are challenging. The remedies should not be knee jerk reactions, quick fixes, "bans" but careful planning and time to work out the problems.

Bob and I own small house in East Nashville we rent as a short term rental "STRP"

(and also use for family and friends visits - free of charge.)

We have enjoyed hosting visitors from Australia, England, Germany, and all over the US. We are proud to say that the early goals of our neighborhood association have come to fruition; our neighborhood is a popular destination! We stay in STRPs when we travel - worldwide!

The small amount of extra income from our STRP helps us make ends meet as we enter retirement with modest funds. Our house would have been torn down by developers if we hadn't bought it. It is too expensive to rent long term as the cost was too high. We are not displacing low income renters- they couldn't afford our mortgage payment.

As responsive, permitted and tax paying STRP owners We ask that you PLEASE OPPOSE any bill before council that introduces any ban or phaseout/moratorium on any type of STRP.

We are well educated on the pros and cons of STRPs in Nashville and know that with time and careful consideration the problems can be resolved and STRPs can be even greater assets. to Nashville and its neighborhoods.

We support any and all enforcement of the already existing rules for STRPs and want any owners who allow guests to disrupt the neighbors to be stopped as would any other similar violation in a residence, rental or commercial venue.

As owners we find any violation of neighbors peace and quiet intolerable.

We would like STRPs to be considered and accessory use of property. We use our house for other purposes than a STRP and like the flexibility.

We appreciate your consideration on this matter and hope you will not be in a rush to halt the STRPs in Nashville.

Thank you !

Sincerely,

Alice Forrester

Bob Campbell -Smith

From: Tommy Dabbs [mailto:riverfrontstr@gmail.com]

Sent: Thursday, April 27, 2017 3:22 AM

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

Subject: Keep STRPs Legal

Dear Mayor Barry and Members of the Nashville City Council,

Thank you for taking a few minutes to read my email and thank you for serving our community. I have lived downtown for 10+ years and own several units at Riverfront Condominiums located at 966, 1034 and 1056 1st Ave N. As you may or may not remember, Riverfront was hit hard and devastated by the 2010 flood. A large majority of condominiums on the 1st floor were flooded and a total loss. We did not have flood insurance as we were not in the flood plain, well until then. Most of my neighbors were foreclosed on because the expense was too great. Our neighborhood struggled to overcome the massive flood assessment and we are still paying on the Small Business Administration Loan (approximately \$750,000). We are also currently faced with a riverbank stabilization project with an estimate of \$250,000 - \$400,000 to make the necessary repairs. This is a lot of money for 144 unit owners to cover and short term rentals are keeping us afloat.

When Metro approved short term rentals, our neighborhood, at Riverfront came together and voted to change our Bylaws. We as an HOA and neighborhood, approved Short Term Rentals! We pay an extra SRT permit fee to the HOA and these funds have drastically helped our "improvement funds." We are now a thriving community because of short term rentals. Our property values finally rose above the price people paid in 2006, when the property was converted to condominiums. Many neighbors were able to sell and move on with their lives and others invested significantly into our neighborhood. We followed the law, gained the necessary permits from the city, and invested large sums of money to make our property thrive again. I personally invested over \$70,000 renovating and decorating my condos and turned them into legal short term rentals. Short term rentals help cover the large assessments while improving the overall makeup of our community.

As a real estate agent, I have facilitated 35+ condo transactions within our development. Because of the flood, our development had over 50% rental units therefore making traditional financing impossible - which means only investors or individuals with access to cash can purchase at Riverfront. At one time I could not sell a perfect 1 bedroom condo for \$70,000. This same condo will now sell for \$250,000. If short term rentals are shut down I believe our neighborhood will instantly lose 30% - 50% of our value overnight. Investors will no longer purchase our units because the long term rental rate will be too low. This would be devastating to myself, my wife, our 4 month old son, my neighbors and their families who followed the rules set in place a few years ago.

In addition to paying hotel/motel and income taxes we also use a cleaning crew and handyman who help us maintain the properties between guest. I am grateful for, and happy to pay them every month. It feels good knowing someone has a job because of a few rentals. They and their families and many others rely on short term rentals.

People have invested their life savings and retirement funds all over the city. Before moving to an outright ban please consider implementing the laws and ordinances in place. Go after the bad actors and shut down the illegal rentals. With the right systems in place this can be a win for Nashville, our tourist industry and neighborhoods.

I have lived amongst a neighborhood of long term renters, owners and short term renters and it has been incredible. I have made many friends from around the country and world. Without short term rentals this would not be possible. The marathon is this weekend and we already have guest arriving. Racers are staying in the city for 4, 5, 6 nights, spending their money in our stores, restaurants and entertainment venues. Most stay with us (STRs) because we are affordable, and they like our neighborhood expertise. They can live like a local. They get to see the real Nashville. Some visitors even decide to move here, work here, invest here. I like this and Nashville does too.

I love this city and I love the direction we are headed. Please keep short term rentals legal.

Thank you and God Bless,

Tommy Dabbs

Short term rental owner
Real Estate Broker, REALTOR®, BS, ABR®, RSPS, AHWD
Dabbs Realty Group
www.dabbsrealtygroup.com
Cell: 615.498.3441

From: Julie Nell [mailto:julieanell@comcast.net]
Sent: Wednesday, April 26, 2017 11:50 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Cc: 'Ryan Nell'; julieanell@comcast.net
Subject: Keep STRPs Legal

Dear Metro Council,

My name is Julie Nell and my husband (Ryan) and I own a STR at Riverfront condos. We live in Franklin TN and purchased the unit about 2 years ago as a fun investment to have and use personally when downtown, share with friends and rent when not in use. Our VRBO # is 741232. Our unit is one bedroom one bath and occupies up to 4. We primarily rent to couples visiting Nashville.

We have been legally operating since the start. We are permitted and pay our hospitality and state taxes regularly. We specifically selected Riverfront to purchase because the HOA bylaws allowed STR in the complex.

As a STR, we pay not only the monthly HOA as all owners do, but an additional annual fee of \$1200+ because we also use it as an STR. If you have seen Riverfront, you will understand the complex is need of significant repairs to the Riverbank and the building which they are funding through the STR

assessments. Additionally, we have never had a complaint about any of our guests (feel free to confirm) who again are generally middle aged couples visiting Nashville.

My husband and I are two professionals with 3 school aged kids. I know there is some discussion that STR owners are “investors from afar” but everyone I know operating a STR in Riverfront (and elsewhere in Nashville) is a local resident. We invested significantly in the improvement of our own unit (new windows, flooring, etc.) and are also investing in the revitalization of the Riverfront Community. This investment in Riverfront is much needed as you may be aware. It has an eroding riverbank that needs significant repair and the exterior of the building and units also need repair. The money for those repairs is made possible through additional funds raised through STR owner assessments and which has avoided raising the HOA on all non-STR residents. I think this has been a mutually beneficial relationship!

Finally, given there are only a few multi-unit buildings in Nashville that allow STR, I am SHOCKED at the number of available units for rent on AirBnB and VRBO that are blatantly operating illegally. I believe strongly that the city MUST enforce the laws that are currently in place and that protect us all. I have also seen the testimony and the despicable photos presented by residents who have been tortured by negligent STR owners. This represents complete and total disregard for the communities they live in. I fully support and agree these STR owners should be held accountable and fined as well as have their permits revoked. That’s assuming they were operating legally in the first place which I doubt. We don’t need to phase out STR but instead enforce regulations. It should be considered an Accessory Use and nothing more.

Nashville is a wonderful city and in the end it is everyone’s job to be responsible, respectful neighbors. That obligation extends to all of us, including STR or other rental owners.

Thanks for your consideration and the work you are doing for Nashville. Please let me know if there are questions we can answer for you!

Kind Regards,

Julie Nell, Franklin TN

Owner, 1070 1st Avenue North

From: Kristi Sweeney [mailto:kristi4homes@gmail.com]
Sent: Wednesday, April 26, 2017 10:47 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Dear Mayor, council members and commissioners,

I'm writing to ask that you oppose any bill that would introduce any ban or phaseout/ moratorium on any type of STRP. Short term rentals are good for Nashville and provide an affordable alternative to hotel rooms, allowing more people to visit our city and boost our economy. I firmly believe in property rights and feel that STRPs should be considered an accessory use. I have owned and operated a permitted STRP in East Nashville for nearly 2 years now, and my guests love the location walking distance to Five Points. We currently have no hotels in the neighborhood, so STRPs are a great way to get visitors to patronize our local restaurants, bars and shops. I always recommend local places and events to my guests, and they enjoy visiting places in town that they would not have known about if they booked a hotel. I have had no problems or complaints in the years that I've been operating, which I know is true for the vast majority of STRP hosts. Thank you for your consideration and attention to this matter.

Sincerely,

Kristi Sweeney

From: sap302 [mailto:sap302@gmail.com]
Sent: Wednesday, April 26, 2017 5:49 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Dear Council & Mayor,

Please do not introduce a bill or ban on short term rentals in the Nashville area. I would appreciate if you don't penalize the long term citizens that voted you in office with a moratorium as the one being proposed.

Thanks,

Stephanie Wickings

From: Christina Papuchis Ramenofsky [mailto:crpapuchis@gmail.com]

Sent: Wednesday, April 26, 2017 5:45 PM

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

Subject: Keep STRPs Legal

I oppose any bill that would introduce any ban, or phase out moratorium on any type of short term rental. I also oppose being taxed commercially on STR. Thank you.

Christina

From: Lisa Youngdahl [mailto:Lisa@lsydesign.com]

Sent: Wednesday, April 26, 2017 4:10 PM

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

Subject: Keep STRPs Legal

Dear Council Members, Planning Commissioners and Mayor Berry,

I was surprised to learn today that BL2017-608 would tax non-occupied STRP permit holders at a commercial rate.

I was under the impression that type 2 and type 3 permits were under review because of the debate that they might not be good for neighborhoods. Better enforcement of whether the properties are following the current laws and regulations are needed, as well as community reporting of those few who

are a problem. If a property is owned by someone ignoring the regulations, not registered with the city the additional taxation won't solve the problem

As a type 3 owner, my husband and I take pride in our condo and love our second home in Nashville. We have made sure we are following all requirements for STR property owners. We have our permit, we are registered with the State and pay property taxes, sales and use tax, hotel tax, franchise tax. We hire local businesses such as handymen, property managers, plumbers and other service providers, large scale purchases such as a new air conditioner, furnishings, stocking our condo with supplies. and more. The guests who stay at our property bring tourism dollars. We offer an alternative to staying in a hotel. A short term rental allows our guests to stay downtown in an affordable family setting, while enjoying restaurants, concerts, and other attractions.

Thank you for consideration. My husband and I feel a part of the Nashville community, and would hate to see that end.

Lisa Youngdahl
owner of 812 1st Ave N.

Nashville, TN

630-661-1140

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

From: Carol Papuchis [mailto:capapuchis@aol.com]

Sent: Wednesday, April 26, 2017 3:29 PM

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

Subject: Keep STRPs Legal

I oppose any bill that would introduce any ban, or phase out moratorium on any type of short term rental. I also oppose being taxed commercially on STR. I appreciate your consideration on this matter. Thanks! Carol

Sent from my iPhone

From: Stephen Papuchis [mailto:spapuchis@Ensafes.com]
Sent: Wednesday, April 26, 2017 3:20 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Do not pass city ordinance that restrict the property right because of the vocal few. My councilman says there are complaints about short term rentals in my neighborhood (Brandywine Farms, Old Hickory). The TRUTH is there are NO STRP in the neighborhood. These are fabricated lies promulgated by the powerful hotel cartel!

If this passes I will fight for my rights through the legal and political process. We will fight. We will win.

Big business has bullied the average person long enough!

From: John Stern <JStern@Comcast.net>
Date: April 27, 2017 at 8:16:48 AM CDT
To: <Doug.Sloan@Nashville.Gov>
Subject: Letter to MPC on 608

(attachment follows)



April 27, 2017

Metropolitan Planning Commission
700 Second Avenue South
Nashville, TN 37210

Dear Commissioners,

The Nashville Neighborhood Alliance has spent the past 30 years working to make all of this counties' neighborhoods safe, healthy and desirable places in which to live in peace.

We have organized, educated, developed, and/or engaged over 300 community based groups over the years. Our interactions and observations has shown that a significant majority of residents think that the presence of conscientious homeowners who are an active in their neighborhoods creates the primary foundation on which their neighborhoods are built.

It is our long-term position that there should be **no commercialization in residential zoning districts**. Over the years, we have supported the creation of other tools, Mixed Use & Overlays, which allow for a mixture of residential and commercial uses.

While we believe that there should be no further commercialization of residential districts, **our dedicated, volunteer driven ad hoc Committee on Short Term Rental's has suggested that we tackle the elimination of STRP's in R and RS zoning districts**. These types are the most commercial and problematic in our neighborhoods. **These mini-hotels are not conducive to building strong neighborhoods – one of the primary legs of the NashvilleNext stool.**

Therefore, we recommend that you:
Support Council BL-2017-608 without amendment.
Disapprove Amendment Number 1
Disapprove Council BL-2017-685

We hope that you will help us as we work to keep neighborhoods residential and keep intrusive commercial uses out.

Thank you for your service to our community.

A handwritten signature in black ink that reads "John Stern".

John Stern
President

From: Nashville-Percy Priest Environmental Cleanup [mailto:info@nashville-percypriest.com]

Sent: Thursday, April 27, 2017 7:45 AM

To: Planning Commissioners

Subject: BL2017-608

Commissioners,

I have watched the STR battle closely and have done considerable research on the industry, including holding discussions with folks in Austin and Palm Springs.

I represent approximately 2000 homes in the Donelson and Bell Rd corridors, which have been impacted heavily by the black market STR industry. STR2/3 owners would have you believe that residents are making up the problems associated with the industry. Nothing could be further from the truth.

Moving STR2/3 properties to commercial zones is important to Nashville's residential neighborhood future. Residents deserve to go home to a safe and happy neighborhood after a hard day's work.

Residents, with the exception STR owners, support moving the very commercial, non-owner occupied mini hotel industry out of our residential neighborhoods. After seeing the impact on our own subdivision from five (5) black market STRs, I believe this is the only solution that makes sense and therefore, support BL2017-608.

That being said, I received information today that the STR industry is attempting to muddy the waters again. Passing anything other BL2017-608 as it stands would be a tactical error, based on conversations with other cities.

Non-owner occupied STR 2/3 properties are commercial, for profit, mini hotel businesses! They should be moved out of our residential neighborhoods to

- Consolidate the non-owner occupied STR2/3 properties in the commercial districts, making nighttime "enforcement" easier.
 - Law enforcement can deal more effectively with the social issues associated with alcohol.
- Slow the rising cost of residential housing.
- Slow gentrification while Nashville works on solutions.

STR owners will say we are taking away their livelihood. Frankly, they have a choice like any other business:

- Sell the property and relocate to an acceptable zoning area. (With the recent 37% increase in property values, they can't say they will lose money!)
- Turn the property into a long-term rental.

- They will also try to tell you that they are supporting the Barnes Fund to justify why they should be allowed to stay in residential neighborhoods. The paltry amount they contribute can't possibly offset the loss of affordable housing!

I personally have had significant dealings with "the system" as it currently stands and frankly, commissioners, the system is broke. We have about 3,500 black market STRs, a direct result of the lack of the industry's willingness to share owner information, and the Metro 2,500 STRs database leaves numerous questions.

- We have property owners on deeds that are NOT the STR permit holders, which is counter to Metro code.
- The database is cumbersome for inspectors to use and needs updating.
- The property standards division is under staffed and untrained for the "enforcement" job you want them to do.
 - They also don't work at night when most of the violations are occurring.
 - Inspectors are relying heavily residents for information about black market operations because Airbnb refuses to divulge that information, making residents the "enforcers." That is a no win situation with only one solution.

Please support BL2017-608.

- Approve BL2017-608 which removes commercial STRs from R and RS districts.
- Disapprove the proposed Amendment 1 as it is inconsistent with the intent of BL2017-608.

Cynthia Tieck
DHNA Board Member
Woodland Pointe HOA Board Member
WCUSA Board Member

Please Recycle! "It takes 150 plastic bottles to make one Adirondack Chair!"

Nashville-Percy Priest Environmental Cleanup Project

(615) 957-4707

info@nashville-percypriest.com

From: Jennie Bowman [mailto:jb3614@gmail.com]
Sent: Wednesday, April 26, 2017 11:20 PM
To: Planning Commissioners; Murphy, Kathleen (Council Member)
Subject: STRP phase out Type 2 permits

Commissioners,

First thank you for your service to our community. Secondly, please approve substitute ordinance BL 2017-608 and disapprove Amendment 1 to substitute ordinance. I have communicated with you before that I am opposed to businesses in residential neighborhoods properties. I was opposed to recording studios because of the additional traffic and non-standard operation hours that would disturb neighbors. I was opposed to LED signage in neighborhoods because they detract from residential character. And now I'm opposed to STRPs because they are true businesses operating in residential neighborhoods! I'm certainly not against property owners renting out properties on a longer term basis. Nashville needs long-term rental options. But short-term rentals are disruptive to neighbors, especially with offsite ownership. Allowing STRPs opens the door for other businesses to try to operate in residential areas. Metro does not have the resources to investigate STRPs operating without proper paperwork and to investigate disturbances reported by neighbors. STRPs have been outlawed in other cities because they are a disaster to law-abiding, tax-paying homeowners who don't want their property values diminished by "party houses". I'd hate to have a STRP next to my house. Thank you for your consideration.

Jennie Bowman

3614 Chalmette Court

Nashville, TN 37215

From: Carol Norton [mailto:c.norton@comcast.net]

Sent: Wednesday, April 26, 2017 11:19 PM

To: 'Doug Sloan'

Cc: Planning Commissioners

Subject: STRs (Air BnB)

Members of the Planning Commission:

I urge you to

- (1) Approve BL2017-608 which removes commercial STRs from R and RS districts, and
- (2) to Disapprove the proposed Amendment 1 as it is inconsistent with the intent of BL2017-608.

Continuing to allow commercial STRs in residential districts (R and RS) is counter to Nashville Next and the General Plan.

Please respect our neighborhoods with the above.

Sincerely,

Carol Norton

801 Boscobel Street

Nashville, TN 37206 (District 6)

From: brandi prewitt [mailto:brandi.prewitt@mail.com]
Sent: Wednesday, April 26, 2017 10:39 PM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: I support Bill-608 4/27/17 but not the amendment.

I wrote an email earlier but forgot to include my thoughts on bill-608.

I am writing today to ask you to please support Bill-608 on your agenda for 4/27/17. 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.

The issue with having Type-2 STRs operating in residential neighborhoods essentially comes down to one thing: 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.

The things I value in my community 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.

Thank you for your time.

Brandi Prewitt

2205 Stratford Ave

Nashville, TN 37216

Sent: Wednesday, April 26, 2017 at 3:47 PM

From: "brandi prewitt" <brandi.prewitt@mail.com>

To: planning.commissioners@nashville.gov

Cc: anthony.davis@nashville.gov

Subject: I support 4/27/17 agenda#5 items BL2017-609,610,611,653,685

Dear Council Members,

I am writing in support of 4/27/17 Agenda #5 items BL2017-609, 610, 611, 653, 685, regarding STR permits. I strongly support a moratorium on STR-2 (non-owner occupied STRs) so, I think BL2017-609 and 610 are essential to health of Nashville in the near future. In fact I think we should go even further and revoke many of the existing permits but a moratorium is a great start!

It has recently been revealed that many of the owners of these STR-2s don't even live in Nashville. They are investors from out of the state! We all know that the Nashville housing market is competitive enough as it is and it seems to already favor developers and out of town investors. Allowing investor owned STRs to take available housing off the market for people who already reside in Nashville permanently or are hoping to reside in Nashville permanently is absolutely appalling.

I moved here 4 years ago and I am a great example of someone who desired to buy a house within a year or two of living here but, the market quickly escalated out of my budget and now I am stuck renting for the foreseeable future. Non owner occupied STRS are only making the situation worse! Maybe I could already be the proud owner of one of those STR-2s but instead, they sits empty 75% of the time.

I have heard that proponents of STR-2 are highlighting the sporadic tax revenue that these rentals bring in. Well...what about the continuous tax revenue that permanent dwellers bring to the city? Why is this any less valid? It isn't and should not be discounted as so.

I don't see eliminating and revoking these permits as protection for the hotel industry. I see this as protecting Nashville residents who make this city a place where people want to come visit. After all, we are the people who own and work at the small businesses that make Nashville unique.

Finally, I have used air bnb myself both in the United States and abroad. Although, I like the concept because it is generally cheaper than staying at a hotel, I fully support cities regulating air bnbs to make sure that the rental permits benefit the people who actually live in those cities and not just investors looking to get rich off an "it city". I practice what I preach by only selecting owner occupied STR dwellings when using the service.

Please do the right thing for the residents of Nashville who make this a great city!

Brandi Prewitt

2205 Stratford Ave

Nashville, TN 37216

From: Lisa Zhito [mailto:ltzhito@att.net]
Sent: Wednesday, April 26, 2017 10:16 PM
To: Planning Commissioners
Subject: Yes on BL2017-608, no on 1

Dear Planning Commissioners:

Re: **Short -term rentals - 2017Z-004TX-001 – Item 5a**, please vote yes for the Substitute Ordinance BL2017-608, but vote no for Amendment 1. Phasing out non-owner-occupied short-term rentals in R and RS zoned neighborhoods is in the best interest of neighborhoods across Nashville. Commercial STRPs are not conducive to a family neighborhood. I did not sign up for drunken bachelorette parties and lewd behavior when I bought my home.

Please protect us homeowners.

Thank you ,

Lisa Zhito

1608 Graybar Lane

37215

Sent from my iPad

From: Tim Weeks [mailto:timweeks@att.net]

Sent: Wednesday, April 26, 2017 9:30 PM

To: Planning Commissioners

Subject: BL2017-608

Commissioners:

I am writing in support of BL2017-608 without amendment.

Commercial enterprise in residential areas (R and RS) is just not appropriate.

Recording studios, home restaurants, mini-hotels...all are NOT meant to be in residential areas.

If you allow one, more are sure to follow with law suits.

Type 2 STRs, which exist for commercial purposes only, should be phased out of R and RS.

They can sell the property or lease it long term...and/or move their Airbnb investment to mixed use or commercially zoned areas.

I and my neighbors believe that we have purchased a home for peace, tranquility and family enjoyment.

We did not move into a residential area to live next to Holiday Inn or a fraternity house.

So I am opposed to Amendment 1.

And I hope you will disapprove BL2017-685.

Thank you.

Tim Weeks

6101 Hagars Grove Pass

Hermitage TN 37076

mobile (615) 293-8178

Board member, Hagars Grove

President, Donelson Hermitage Neighborhood Association

Chairman, Nashville Neighborhood Alliance

From: Sydney Kinser [mailto:josh_syd62@yahoo.com]

Sent: Wednesday, April 26, 2017 9:18 PM

To: Planning Commissioners

Subject: BL2017-608

We ask the Commissioners to:

(1) Approve BL2017-608 which removes commercial STRs from R and RS districts,
and

(2) to Disapprove the proposed Amendment 1 as inconsistent with the intent of
BL2017-608.

Having this mini-hotel in our backyard is disturbing. We no longer have
people in the neighborhood. We've lost our neighbors to businesses and would like
to get them back.

Please help Nashville get back their Neighborhoods!

Sincerely,

Sydney Kinser & Josh Ehrmann

62 Lutie

From: Bill Terry [mailto:billterr@comcast.net]

Sent: Wednesday, April 26, 2017 9:21 PM

To: Planning Commissioners

Subject: STRs

Commissioners: I am asking for your support of BL 2017-608 to prohibit the establishment of non-owner occupied short term rental properties in purely residential districts. These "small motels" are incompatible in neighborhoods of homes occupied by families and do not contribute to neighborhood harmony and preservation of property values. We should remember that we all have property rights, and their property rights end where mine begin. These STRs are basically a nuisance, and zoning should protect all properties from nuisances.

Thank you for your service.

Bill Terry, FAICP

Planning & Government Relations Consultant

4641 Villa Green Drive

Nashville, 37215

From: Ryan Parrish [mailto:ryanedwardparrish@gmail.com]
Sent: Wednesday, April 26, 2017 9:20 PM
To: Planning Commissioners
Subject: I support BL2017-608

Dear planning commission,

I support Bill 608. I have personal experience with Airbnb's across the street from my home. Nashville should state definitively (and back up existing R residential zoning) that neighborhoods should be for neighbors, not hotels, like the two I have across the street. No one should have to experience walking into their front yard to be greeted by 17 girls shot gunning beers at 12pm on a Saturday while screaming woooooooo! And yes, I've experienced this on multiple occasions. I urge you to support this bill in order to keep our neighborhoods exactly that - neighborhoods. I didn't buy my house to live next door to a party hotel. Thank you!

833 Glen Ave - 37204

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Ryan Parrish

615.293.0519

www.ryanedwardparrish.com

From: Mark Tretter [mailto:marktretart@yahoo.com]
Sent: Wednesday, April 26, 2017 8:37 PM
To: Planning Commissioners
Subject: Please Pass BL2017-608

Hello Commissioners,

I am asking you today to pass Bill 608 to limit Airbnb type properties to non-residentially zoned areas. I believe that would provide everybody with all the choices. That is there would be neighborhoods with short term rentals and there would be neighborhoods without. I don't support the Amendment. Please vote against it.

Thank you for your service,

Mark Tretter

306 Frances St.

Goodlettsville

From: britnieturner@gmail.com [mailto:britnieturner@gmail.com] **On Behalf Of** Britnie Faith Turner
Sent: Wednesday, April 26, 2017 8:41 PM
To: Planning Commissioners
Subject: OPPOSITION TO STRP BILL

Dear Metro Planning Commission,

I am writing in direct opposition of BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685 putting unreasonable restrictions on Nashvillians operating STR's responsibly and within **their legal right**. Legislation has already capped the STRs in Nashville to 3% and the vast majority of STRP owners are operating so in a respectful and good neighborly manner. **Owners pay substantial taxes (sales, hotel, occupancy, etc)** and give the millions of tourists that come into Nashville each year a positive experience, while contributing to Nashville locally in a valuable way. It is absolutely **unethical** to punish all STR operators with harsh regulations that appear in no way enforceable. As an AirBnB owner and Short Term Rental Permit holder, I have gone above and beyond maintaining constant direct communication with our neighbors, eliminating immediately the issues neighbors may have, having a personal concierge to complete check ins - meeting all guests in person and reviewing city ordinances that affect their stays - while also upholding very strict house rules to ensure that all tenants act responsibly and respectfully to the neighborhood that they are staying in. The passing of these bills threatens our very livelihood and ability to afford to stay in Nashville. A city we have loved and lived in for years

Thank you.

Sincerely,

Britnie Keane

East Nashvillian

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

From: Hamilton, Joseph H [mailto:j.h.hamilton@Vanderbilt.Edu]

Sent: Wednesday, April 26, 2017 8:32 PM

To: Planning Commissioners

Subject: BL 2017-608

I want to voice my very strong support of BL 2017-608. I strongly oppose the amendment. I absolutely oppose the bill 683.

Our Nashville residential areas are being destroyed by allowing businesses to exist in residential areas. You need to give us back our neighborhoods.

Thank you for your consideration of my positions. Thank you for all you do for Nashville.

Joseph Hamilton, Garland Distinguished Professor of Physics Vanderbilt University

305 Mountainside Dr

Nashville, TN, 37215

Sent from my iPhone

Sent from my iPhone

From: Plummer, Kathryn C [mailto:kathryn.plummer@Vanderbilt.Edu]

Sent: Wednesday, April 26, 2017 6:24 PM

To: Planning Commissioners

Subject: Please approve BL2017-608; please disapprove Amendment One

Dear Metro Planning Commissioners:

I want to thank the MPC staff for recommending approval of BL2017-608. I write to respectfully ask that you approve the ordinance and disapprove Amendment One.

The 2016 Annual Report compiled by the Metro Planning Department stated “Our city is built on creativity, inclusivity and community.” There are so many components of the word “community.” It can be defined broadly and specifically, as in where one chooses to live, or worship, or socialize, or as with whom one chooses to identify; almost limitless possibilities. As a resident of this wonderfully creative and inclusive Nashville community for 43 years, I write today about protecting one very specific community; our residential neighborhoods. In the midst of our city’s unprecedented growth, fostering strong neighborhoods by providing safe, stable, affordable and accessible housing for all Nashvillians is paramount. Investors, buying up and converting properties into Type 2 short-term rentals, are encouraged by the big profits advertised by companies like Lease Killers. This Nashville short-term management company states: *“The Lease Killers will take your property and double or triple the monthly income by using short-term management. Say bye to a long-term lease and having a single tenant locked into one price for the entire term of the lease. We will manage your rental property and book premium prices far superior than traditional leasing.”* The meteoric rise in long-term rental rates is heartbreaking; in 2016 Nashville renters were spending 30% or more of household income on rent (source: healthynashville.org). Housing prices are skyrocketing. Of course, it would be incomplete and simplistic to blame all of Nashville’s housing woes on Type 2 short-term rental proliferation. Nevertheless, it is an important factor deleteriously affecting many local residents.

I am unable to attend the April 27, 2017 meeting. There will be an abundance of data presented demonstrating the negative effect Type 2 short-term rentals have on Nashville neighborhoods. Affordable, accessible housing for locals aside, I write to simply ask why would long-term locals want their residential areas blended with commercial activity. When I moved to Nashville, I rented for several years before saving enough to purchase a house. As a long-term renter, I got to know my neighbors and felt an inclusive sense of community. I have now lived at the same address for over 32 years. Some of my neighbors have been living on my street longer than I have. There is a strong sense of community as we look after and depend upon each other during the good and hard times. Nashville neighborhoods were residential and zoning laws identified and protected the long-established boundaries. When Type 2 short-term rentals began infiltrating our neighborhoods a few years ago, I was shocked that zoning would allow this kind of commercial activity.

The transient population staying in Type 2 mini-hotels does not share neighborly goals/bonds. They do not share the common values where face-to-face social interactions occur; over-night lodgers do not move in next door to be a part of my family or your family. Neighbors seek to socialize and protect their children and maintain effective social control. Please ask yourself would you want to raise your family on a street where strangers moved in and out on a nightly or weekly basis. The safety and traffic concerns are significant and the noise (sometimes at all hours of the night) is disruptive. Type 2 mini-hotels purchased by investors running profitable commercial enterprises are changing the very fabric of residential neighborhoods; the houses are left empty between tourists and the absentee owners are not our neighbors.

Please help us protect our neighborhoods by approving BL2017-608 which removes commercial short-term rentals from R and RS districts. Please disapprove the proposed Amendment One as it is inconsistent with the intent of BL2017-608.

Neighbors invest in each other; help us keep the word “neighbor” in neighborhood.

Thank you for your time and dedication to Nashville.

Kathryn Plummer

3416 Benham Avenue

Nashville, TN 37215

From: Billy Nobel [mailto:billynobel@gmail.com]

Sent: Wednesday, April 26, 2017 5:06 PM

To: Planning Commissioners

Subject: Please support BL2017-608

Dear Metro Planning Commissioners,

My name is Billy Nobel and I live in East Nashville. I live next door to a non-owner occupied short term rental that sleeps up to 12. There is a jacuzzi out back. The disturbances are endless.

I would like to live next to NEIGHBORS in my neighborhood; people who care about the street they live on and the people around them who also reside.

I do not want my street to be used as someone's hotel room. I do not think transient housing is safe. Please keep non owner occupied STRs out of residential neighborhoods.

I would like to express my support of BL2017-608. I hope you will too.

I appreciate your time,

Billy

From: April Shaffer [mailto:aprilshaffer@gmail.com]
Sent: Wednesday, April 26, 2017 4:46 PM
To: Planning Commissioners
Subject: Please Disapprove BL 2017-608 & BL 2017-653

Good afternoon,

I am writing to urge the Metro Planning Commission to be measured in its current efforts to further regulate the Short-Term Rental (STR) market and to express my growing concerns around the ever-constricting regulations targeting STR properties, particularly for non-owner occupied properties.

My husband and I are middle-class Davidson County residents, who recently achieved a life long dream to purchase a second property in the community we love. We invested in our community so that we contribute to and benefit from Nashville's economic growth. We want to maintain the charm, openness, and innovation that brought us to Nashville by welcoming visitors to our community. We care about the safety and feel of our neighborhood--that's why we invested in it and are a part of it!

I have not been able to find reliable data to support claims of negative consequences to neighbors and communities due to STRs (e.g. property value, crime, noise complaints). Instead, I have found a few loud voices, who have pitched theories about what could happen or unsubstantiated anecdotes. In a word filled with unsubstantiated claims, I ask that, at the very least, you use reliable data to inform your recommendations on ordinances moving forward.

We are deeply concerned by the MPC's staff recommendation to add additional layers of complexity to the existing STR permitting process (2017-653) and to eliminate our ability to STR in a non-owner occupied home by 2021 (2017-608). These ordinances, among others that have surfaced, are reactionary to the loud minority and negatively impact community members like us.

We are local. We are middle-class. Why should we be restricted from the benefits of our investment in our community?

Thank you for your time and consideration,

April Shaffer

1405 Huffine St.

Nashville, TN 37216

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

From: Carol W. Williams [mailto:wachtel@bellsouth.net]

Sent: Wednesday, April 26, 2017 4:36 PM

To: Planning Commissioners

Subject: BL2017-608

To the Planning Commission:

I am for phasing out commercial non owner occupied short term rentals in residential zoning.

I ask for your approval of BL2017-608 as it stands.

Thank you for your service,

Carol Williams
800 Russell Street
Nashville, TN 37206

Sent from my iPhone

From: Deborah Vahle [mailto:debsdesign79@yahoo.com]
Sent: Wednesday, April 26, 2017 4:04 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Cc: Davis, Anthony (Council Member); bill.withers@nashville.gov
Subject: We are Not the Bad Guys: Keep STRPs Legal

(I live in District 6, have 2 STRPs in District 7)

Dear Mayor Barry and Metro Council Members,

There is A LOT of noise out there around the STRP issue. I trust in your ability to see through it for what it is. I know it's difficult to sit in these meetings with your neighbors looking at you, but STRPs are not evil. We are not the bad guys. We are the current scapegoat.

I am able to stay home with my four kids and be a part of their lives because of our legally permitted STRPs. We have fixed up the homes and made the neighborhood even more beautiful, and we have a great relationship with our neighbors.

My family and I oppose ANY bill that would introduce any ban or phaseout/moratorium on ANY type of STRP.

STRPs should continue to be considered an accessory use.

Please don't be tricked by red herring arguments such as the one that says the amount of STRPs are hindering fair housing. That is just not true. By the current law, there is a 3% cap on the amount of STRPs allowed in every area in Nashville. Currently, only .6% are Type 2 and Type 3. Obviously, STRPs are not causing a fair housing problem. The problem is a natural and challenging problem due to the awesome growth Nashville is experiencing. And of course, I don't need to mention that the STRP taxes are paying into the Barnes Affordable Housing Trust Fund; \$620,000 to date. (Imagine what the contribution could be if you charged back taxes to all the illegally run, non-permitted owners...just a thought)

PLEASE allow the new changes in staffing in Codes and the implementation of the new software system to take effect before changing something that may not need to be changed. Enforce the current laws. If a year from now, the same problems exist, let's look at it again. No time has been given to allow the new enforcement measures to take place.

If you ban STRPs in any way, you will only be left with the NON TAX PAYING illegally run bad guys. Then, you really will have a problem on your hands and no way left to enforce against them.

Thank you for all the work you've done so far.

Sincerely,

Deborah Vahle
2445 Eastland Ave.
District 6

STRPs in District 7

From: brandi prewitt [mailto:brandi.prewitt@mail.com]
Sent: Wednesday, April 26, 2017 3:47 PM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: I support 4/27/17 agenda#5 items BL2017-609,610,611,653,685

Dear Council Members,

I am writing in support of 4/27/17 Agenda #5 items BL2017-609, 610, 611, 653, 685, regarding STR permits. I strongly support a moratorium on STR-2 (non-owner occupied STRs) so, I think BL2017-609 and 610 are essential to health of Nashville in the near future. In fact I think we should go even further and revoke many of the existing permits but a moratorium is a great start!

It has recently been revealed that many of the owners of these STR-2s don't even live in Nashville. They are investors from out of the state! We all know that the Nashville housing market is competitive enough as it is and it seems to already favor developers and out of town investors. Allowing investor owned STRs to take available housing off the market for people who already reside in Nashville permanently or are hoping to reside in Nashville permanently is absolutely appalling.

I moved here 4 years ago and I am a great example of someone who desired to buy a house within a year or two of living here but, the market quickly escalated out of my budget and now I am stuck renting for the foreseeable future. Non owner occupied STRS are only making the situation worse! Maybe I could already be the proud owner of one of those STR-2s but instead, they sits empty 75% of the time.

I have heard that proponents of STR-2 are highlighting the sporadic tax revenue that these rentals bring in. Well...what about the continuous tax revenue that permanent dwellers bring to the city? Why is this any less valid? It isn't and should not be discounted as so.

I don't see eliminating and revoking these permits as protection for the hotel industry. I see this as protecting Nashville residents who make this city a place where people want to come visit. After all, we are the people who own and work at the small businesses that make Nashville unique.

Finally, I have used air bnb myself both in the United States and abroad. Although, I like the concept because it is generally cheaper than staying at a hotel, I fully support cities regulating air bnbs to make sure that the rental permits benefit the people who actually live in those cities and not just investors looking to get rich off an "it city". I practice what I preach by only selecting owner occupied STR dwellings when using the service.

Please do the right thing for the residents of Nashville who make this a great city!

Brandi Prewitt

2205 Stratford Ave

Nashville, TN 37216

From: M Stroop [mailto:mcstroop@gmail.com]
Sent: Wednesday, April 26, 2017 3:36 PM
To: Planning Commissioners
Subject: Support BL2017-608 Excluding the Amendment

Dear Commissioners,

Thank you for serving our great city! I hope you will keep our residential zones residential. 608 would give investors a very generous phase-out period. Anaheim is giving their STR operates 12 months only.

There are plenty of zones for people to operate a business and make money. They are only operating a commercial business now with a permit. I think of permits for temporary use. These "homesharing" permits have allowed a simple idea to morph into a nuisance to our neighborhoods. People come and go 24/7 and when I say people I mean strangers. One even came to my back door in the dark of night because they forgot where the short term rental was! That was scary!

Thank you!

M'Lissa Stroop

4615 Shys Hill Rd

From: Vicki Manning [mailto:vickicmanning@gmail.com]
Sent: Wednesday, April 26, 2017 3:27 PM
To: Planning Commissioners
Subject: BL2017-608

I fully support BL2017-608.

I was thrilled to hear of the proposed 3-year phase-out of investor-owned short term rentals (STRs) from residential zoning (R and RS.) Keeping STRs out of residential neighborhoods is a smart move to protect the integrity of residential areas. That's partly why we've always had areas zoned residential and other areas zoned commercial.

I am NOT in favor of Amendment One.

I am NOT in favor of bill 683.

Vicki Manning

4633 Villa Green Drive

Nashville, TN 37215

Thank you for your service to our community. I appreciate the sacrifices you make to fulfill your obligations. Thank you, also, for listening to my opinion.

Vicki Manning

LV Executive Consultant

Rodan+Fields

615.305.0678 cell

VickiCManning@gmail.com

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

Sent: Wednesday, April 26, 2017 3:25 PM

To: Planning Commissioners

Cc: mayor.barry@nashville.gov

Subject: Please support BL-2017-608

Dear Planning Commissioners:

I am writing to ask you to support BL-608, without Amendment 1.

A few weeks ago, I watched Planning Commissioners vote against a Specific Plan zone of a single lot so a man could open a commercial recording studio at home. If anyone deserved to operate a business at home, this good man did. But you did the right thing in opposing his Specific Plan. **Nashville has a long tradition of prohibiting commercial businesses in neighborhoods zoned residential.**

That prohibition protected our neighborhoods until our current STR ordinance began allowing investors to convert houses in residential neighborhoods into commercial lodging establishments. In just 2 short years, some Nashville neighborhoods and streets have become de facto hotel zones.

608 offers necessary protection for Nashville homeowners. Investor-owned short-term rentals, where no owner is onsite to supervised guests, are commercial operations that make ANY real estate investment in Nashville neighborhoods zoned residential problematic.

You may luck out with a responsible business owner. Or you may end up next door to an owner whose partying guests make your life miserable every summer weekend.

As commercial businesses, STRs should never have been permitted in residential neighborhoods. They sneaked in the back door when people started operating them in the early 2010s. They were invited in the front door when our industry-friendly ordinance passed in 2014.

We all learned in junior high that “Everyone's doing it!” is a bad reason to do anything. It was a very bad reason to pass a law permitting commercial

lodging establishments in residential neighborhoods in 2014.

STR operators argue they aren't businesses. But they're required by law to get a business license if they generate more than \$10,000 a year in income. I rest my case.

In 2015, I purchased half a duplex to rent to my 28-year-old daughter and her roommate. Six months later, the owner of the other side converted it to Type 2--non-owner-occupied-short-term rental use. I feel sick about the security issues inherent with a revolving door of strangers checking into and out of this property at all hours of the day and night. I can't sell it, as no one wants to buy next to an STR.

Please support 608 to protect neighborhoods from unprecedented commercial intrusion.

Please eliminate Amendment 1 because it keeps a door open to commercial activity in residential neighborhoods that should remain firmly closed.

Regards -

Grace Renshaw

220 Mockingbird Rd., 37205, and

--

Grace Renshaw
Nashville, TN 37205

grenshaw55@gmail.com

From: Robert Hopkins [mailto:bob.hopkins@yahoo.com]
Sent: Wednesday, April 26, 2017 3:11 PM
To: Planning Commissioners
Subject: Please approve 608; Please Disapprove the Amendment 1

Good Afternoon Commissioners.

I ask that you please approve 608 without amendment and disapprove the amendment.

This is not about good people running good businesses.

This is not about whether or not a tourist enjoys their stay in a short term rental.

This is not about tax revenue.

This is not about enforcement.

This is about commercial businesses in residentially zoned areas. This is about zoning.

Non-Owner Occupied STRPs are commercial businesses. These are the type of STRP in which the owner never lives. Not for a single second. These are used 100% of the time as rent-by-the-day units. These are, in all form and substance, self-service hotels. These are unsupervised commercial businesses operating in residential neighborhoods.

I have sat through MPC meetings in which the Commissioners refused to approve one-off variance requests for recording studios, hair salons and law offices to operate in residential neighborhoods. The MPC, rightfully so, stayed consistent with keeping commercial business activity out of Residential districts. And these were one-off, owner occupied businesses. Without 608, you are approving thousands upon thousands of unsupervised hotels in residential districts. The MPC knew that allowing

the commercialization of our neighborhoods to start was a slippery slope on which not to step. We should perpetuate that wisdom.

You will likely hear tomorrow, that short term rentals are a business just like long term rentals. This is lazy thinking. Of course, the owner of a long term rental is doing so for a profit. But that is where the similarities end. STRPs rent to tourists. Long term rentals rent to residents of Nashville. That is a remarkable difference. Long term renters live here, work here, shop here, go to church here, send their children to school here, build relationships here, got to MPC meetings here and vote here. A tourist does none of that. A long term renter knows their neighbor. They are part of a community. A tourist is not.

Long term rentals are part of the efficient allocation of capital for housing. Not everyone is in a position to buy a home. Long term rentals fill this need. It allows for younger people and people of varying levels of income and professions to live in a community. Without long term rentals, neighborhoods would lack the economic diversity that is essential for a community. Long term rentals are necessary to a community. Short term rentals are not necessary and remove units from an already stressed housing stock.

Please vote yes on 608. Please vote no on Amendment 1

Bob Hopkins

1300 Shelby Ave

Nashville TN

From: Carol Wattleworth [mailto:cwattleworth11@gmail.com]

Sent: Thursday, April 27, 2017 10:41 AM

To: Planning Commissioners

Subject: P

Dear Planning Commissioners,

Please support BL-608 to protect neighborhoods from unprecedented commercial intrusion.

Please eliminate Amendment 1 because it keeps a door open to commercial activity in residential

neighborhoods that should remain firmly closed.

Thank you.

Carol Wattleworth

805 Clearview Dr.

Nashville Tn 37205

cwattleworth11@gmail.com

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

From: deidre duker [mailto:deidreduker@gmail.com]

Sent: Thursday, April 27, 2017 10:35 AM

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

Subject: Keep STRPs Legal

Importance: High

Dear Council, Planning Commission, and Mayor

I oppose banning or moratoriums on any type of short term rentals. I am in favor of codes and noise enforcement to manage STRs that are operating either without a permit or without concern for neighbors' quiet enjoyment.

I am concerned neighborhood groups that oppose STRs have been funded and coached by hotel lobbyists. This is not clean or fair, and their stories of noise, occupancy issues, and parties have been exaggerated compared to actual complaints to Codes and police.

Please understand that I am not coming from an investor angle that promotes STRs in any neighborhood but my own. There is an Airbnb next door to our residence, and it has been delightful. We know the property owners, they are permitted, and we support them.

I have an STR in Edgehill and it has been a benefit to the neighborhood. My guests walk to and spend at The Jam, Frothy Monkey, Grimey's, Kundalini Rising, Smoothie King, and all of the shops and restaurants in nearby Edgehill Place, 12S and the Gulch. I provide them with bus routes and they use the 17 and 25, blue and green Music City Circuit, B-Cycle, as well as those golf carts taxis, Lyft and Uber. My guests are helping to make Edgehill vibrant, walkable, diverse, and traveler friendly. I am at my STR everyday visiting with my neighbors and guests.

My guests range from tourists to musicians and business travelers to parents of college students. They are white, latino, black, asian, gay, straight, young and old, They come from Canada, Asia, and Europe as well as other American places, and they prefer to stay in a less expensive, homey environment where they get 2 bedrooms, a kitchen, washer/dryer and a living room for less than the price of 1 hotel room. My place makes their trip affordable and guests pay those savings back into Nashville's economy. This is a boon to our city and neighborhood!

My house cleaners earn 4x the minimum wage. Hotels don't pay that to their cleaning staff. My lawn guy earns regular wages from my STR, so does my book keeper and CPA. My guests tip food delivery people, Lyft and Uber drivers. My STR is a micro-economy that directly supports at least 10 people, and well over a hundred when you consider nearby restaurants, shops, and bars. Not to mention the hotel, occupancy, and state taxes that I pay faithfully every month and quarter and which directly supports the Barnes Fund. (Again, please enforce permitting so that everyone pays their fair share and you have a means to enforce compliance.)

I am not a big, hands off, out-of-town investor. I'm a local who has long term rentals in addition to short term. I do not see any difference between long term and short term tenants. Some people like long term living arrangements and others prefer to move around. Regulation that limits housing to long term leases no longer fits the 21st Century paradigm. Regulation that restricts workspaces to commercial districts no longer fits the Nashville economy. Please compare STRs to landlords, hairdressers, therapists, musicians, book keepers, lawyers, and council members who work out of their home. STRs are not hotels, not commercial entities, they are rental units. Cities must adapt to the new ways people live, travel, and earn.

I'm originally from Cleveland OH and I can tell you my family and friends who live there would welcome the economic opportunities Nashville is enjoying. You have an important job ahead to manage and innovate with the times. Please don't squelch our 21st Century economy with outdated thinking. Please respect our property rights. Please enforce current regulations before you implement new regulations.

Respectfully,
Deidre Duker
615.627.7918

From: Tracy Crawford [mailto:crawfordbt@icloud.com]
Sent: Thursday, April 27, 2017 10:27 AM
To: Planning Commissioners
Cc: Angie Emery Henderson
Subject: Short Term Rental Properties

We live in the Belle Meade Highlands Neighborhood and support BL-608 WITHOUT amendments.

Tracy Crawford
115 Gilman Avenue
Nashville, TN 37205

From: Karen Bone [mailto:mkbone@comcast.net]
Sent: Thursday, April 27, 2017 10:54 AM
To: Planning Commissioners
Subject: airBNB property

Hi. I live next door to a STRP. Please support BL-608 WITHOUT amendments. Our address is 112 Taggart Ave, Nashville, 37205. I am not even comfortable leaving my 13 year old home with these renters there. I have seen them out in the yard with beer and with it being a constantly changing resident it is very unsettling. This is a nice neighborhood and something like this should not be allowed in a residential area.

Thank you for your consideration,

Karen Bone

[Karen Bone](#)

[\(615\) 585-1148](#)

From: Carol Wattleworth [mailto:cwattleworth11@gmail.com]
Sent: Thursday, April 27, 2017 10:03 AM
To: Planning Commissioners
Subject: Please support BL-2017-608 without amendment

Dear Planning Commissioners,

Please support BL-608 to protect our neighborhoods from unprecedented

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

Sent: Thursday, April 27, 2017 9:47 AM

To: Planning Commissioners

Subject: STRP

To Whom it May Concern,

I live across from an STRP. Please support BL-608 WITHOUT amendments.

Julie Wible

105 Taggart Ave

Nashville 37205

615-730-5464

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

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

Sent: Thursday, April 27, 2017 9:26 AM

To: Planning Commissioners

Subject: BL 608

I have already written in support of this but neglected to say - please support without amendment 1.

Thank you.

Sent from my iPhone

From: Brian Jernigan [mailto:bjernigan@eakinpartners.com]

Sent: Thursday, April 27, 2017 9:18 AM

To: Planning Commissioners
Subject: Air BNB

I live across from an STRP 127 Taggart AVE Nashville TN 37205 please support BL-608 Without admendment

Brian Jernigan

Eakin Partners, LLC

1201 Demonbreun S-1400

Nashville, TN 37203

615-425-5925 Direct line

615-250-1800

615-250-1805 (Fax)

bjernigan@eakinpartners.com

www.eakinpartners.com

Celebrating 30 years in Nashville

From: Margo Chambers [mailto:chambercmr@earthlink.net]

Sent: Thursday, April 27, 2017 9:00 AM

To: brenda-diaz-flores@nashville.gov; brian.tibbs@nashville.gov; Allen, Burkley (Council Member); greg.adkins@nashville.gov; jeff.haynes@nashville.gov; jennifer.hagan-dier@nashville.gov; jessica.farr@nashville.gov; lillian.m.blackshear@nashville.gov; Sims, Pearl (NCAC);

Ron.Gobbell@nashville.gov; Sloan, Doug (Planning); Planning Commissioners; Planning Staff

Subject: Item 5a-f: STRP -Approve Substitute BL2017-608, Disapprove Amendment 1, strike Admin Review option

[Please open and read my attached letter in PDF format. I have included a copy, below, in case of problems opening a PDF file.

Thank you for your consideration. Margo Chambers, Princeton Ave Nashville TN 37205]

(attachment follows)

April 26, 2017

Nashville Planning Commission

700 Second Avenue South
Nashville, TN 37210

Subject: **Item 5a-f:** Short Term Rental Properties – STRP

Greetings Planning Commissioners,

Please **approve** 2017Z-004TX-001, the substitute ordinance for **BL2017-608**, minus Amendment 1 AND striking the ability to perform an 'Administrative Review'. The "Administrative Review" option bypasses the Public Hearing phase at the Planning Commission, which in turn influences votes needed for passage at the Council level. Please do not remove the Public Hearing option for STRP.

BL2017-608 is preferred over the other options because Transient Hotel operation in residential neighborhoods does not conform to the Nashville **General Plan**.

STRP Permits lack Codes enforcement. Please try to refrain from creating any legislation that is not enforceable. There has been NO NEWS of how or when STRP Permits will begin to be meaningfully enforced.

Metro has no record of STRP violations that occur on nights or weekends. This does not reflect compliance. This reflects a dereliction of duty.

View <https://youtu.be/JCx8rPdiw9I?t=2810>

At Minute Marker 46:50 of the 1/19/2017 Special Council Committee presentation, the Fiscal Choice Consultant and the Director of Codes **confirm** that **Codes has not found any STRP violations on nights or weekends.** They also explain why Codes has no Historical STRP Data (KIVA replacement).



There's more. At **Minute Marker 13:12**, the Fiscal Choice consultant explains how Metro could improve on STRP enforcement:

View <https://youtu.be/JCx8rPdiw9I?t=791>

Council Committees

01/19/17 Special Codes, Fair, and Farmer's Market Committee Meeting

Key Areas of Focus

- Does the Division have enough staff?
- Are staff assigned to the right geographies and hours?
- How does/should the Division use technology and data to align efforts with the work it performs?
- How can the Division transform from the current reactive, complaint-driven approach to one that makes more proactive effort?

FISCAL CHOICE CONSULTANTS

13:12 / 1:31:34

Council Committees

01/19/17 Special Codes, Fair, and Farmer's Market Committee Meeting

Does the Division have Enough Staff?

- In a word, "no."
- The Division recently filled three of its four existing vacancies, which we applaud.
- The Division has fewer people than peer governments we reviewed. It had resisted offers to increase staff. This appears to be changing.
- We recommend adding seven more positions.

FISCAL CHOICE CONSULTANTS

13:46 / 1:31:34

Metro Departments necessary to create meaningful STRP enforcement:

Council Committees

01/19/17 Special Codes, Fair, and Farmer's Market Committee Meeting

Interdepartmental Coordination

- **Metro Police** Responsible for noise and parking complaints, but not for verifying compliance with STRP occupancy limits.
 - Coordination on noise and parking needs cooperative effort.
- **Public Works** mows high grass in public ROW. Property Standards needs a vendor to mow private property in violation of code.
- **Towing:** Status quo is slow and has only a draconian option. We prefer to tow, store and only demolish after passage of an appropriate waiting period.
- **Law Department:** A training refresher to Property Standards may be useful.

FISCAL CHOICE CONSULTING

27:57 / 1:31:34

YouTube

The link to the entire Special Codes, Fair, and Farmer's Market Committee Meeting -

<http://www.nashville.gov/News-Media/Video-Gallery/Playlist.aspx?id=PLE145F765DEA54FDB>

Please help Nashville neighborhoods fix the STRP problem.

Please consider **removing Amendment 1** from the **substitute version** of **BL2017-608**
Strike the Administrative Review ability
 and then **consider voting to Approve 2017Z-004TX-001/sub BL2017-608.**

Please also consider:

- **Disapproving 2017Z-007TX-001, BL2017-611** (per Staff Recommendation cited 4/26/2017)
- **Disapproving 2017Z-009TX-001, BL2017-653** (Every Applicant should be required to meet the exact same standard for transient hotel operation).
- **Disapproving 2017Z-012TX-001, BL2017-685** (Not in compliance with the General Plan and in conflict with BL2017-608. Placing BL2017-685 in the same agenda item as BL2017-608 sends a conflicting message to the Public).
- **Approve a much higher application fee structure for STRP Permits.** The cost of enforcing an STRP permit should be paid for by the applicant. Just as happens with all other Permits issued by the Codes Department.

Thank you for your service to Nashville.

Best Regards,

Margo Chambers

Princeton Avenue Homeowner
 Richland West End Neighborhood Association Board Member
 Council District 24 resident– zip code 37205

Relevant Information for Short Term Rental Property Permits:

1. December 8, 2016 Planning Commission Meeting

Text Amendment 2016Z-023TX-001 (ordinance BL2016-492).

Why STRP Type 2 and Type 3 permits are bad for residential neighborhoods.

View **Minute Marker 1:39:00** at

https://youtu.be/l1m5W9_sEdY?t=5940

2. January 3, 2017 Council Meeting BL2016-492 public hearing.

Supporters testify STRP is a profitable *business*. Opponents testify why Type 2 and Type 3 STRPs should be included in STRP land use (they are *businesses* and is **not** "Homesharing" -- the original intent). View

<https://youtu.be/tkv126BZ8Lo?list=PLAAE32390485B37DB&t=417>

2

(cont.)

3. **2014 Title VI Compliance Implementation Report.** Created by Metro Human Resources, required by the Federal Government, and presented to the Mayor of Nashville:

<http://www.nashville.gov/Portals/0/SiteContent/Human%20Realations%20Commission/docs/MasterTitleVIPlan2014.pdf>

The Code Department is explained on Page 6:

"... the Codes Administration provides direction and coordination of departmental policy and support for the operating programs. This includes the licensing of Electrical, Plumbing, and Mechanical/Gas contractors, and serving as secretary to six administrative boards."

And On Page 27:

*"The mission of the Department of Codes and Building Safety is to provide permit, inspection, **enforcement**, and information products to the Nashville community so **they can experience safe buildings and improved quality of life.**"*

Strategic Goals of Codes include:

By the year 2015, citizens of Davidson County will experience cleaner, safer neighborhoods, as evidenced by:

a 10% reduction in substandard housing; a 10% reduction in the number of abandoned and/or inoperable / unlicensed vehicles; a 10% reduction of visual clutter (signs, debris, trash, graffiti).

Page 28:

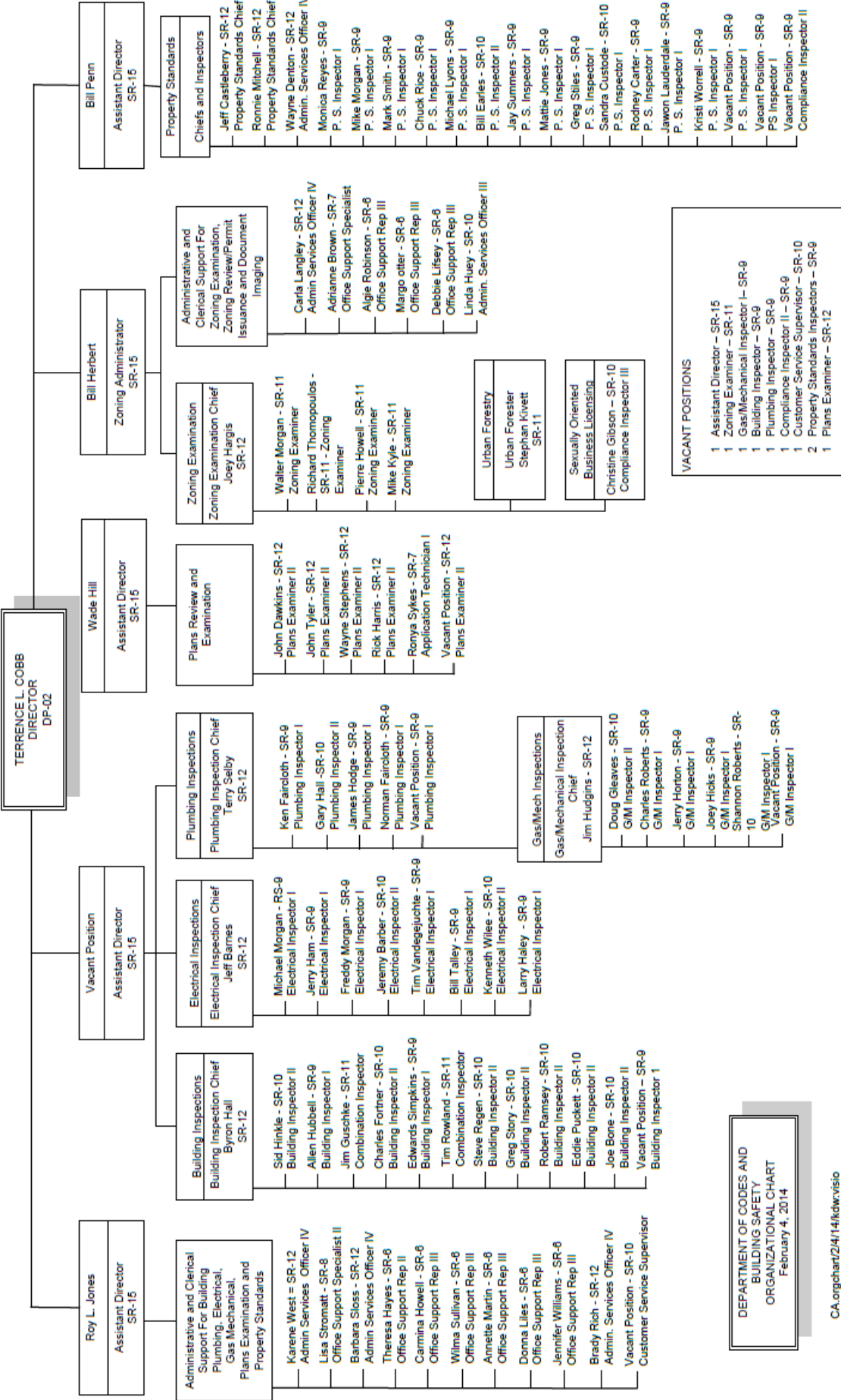
Codes handles the following city contracts –

Real Estate Loan Services of Tennessee, Inc (provide Title Searches to Metro which involve delinquent property taxes and demolition liens).

Abernathy Truck Salvage, Inc (dispose of abandoned vehicles by taking possession, towing, and then demolishing a vehicle).

RICHOH, Inc (provide copier and printing products to Metro).

Page 31 is an organization chart for Codes as of Feb 4, 2014. A copy is attached on the following page. Codes listed 10 vacant positions three years ago, including the Assistant Director for Inspections (of Building, Electrical, Gas and Plumbing); an open position for a Plan Examiner and two vacant positions for Property Examiners (in Property Standards). It appears Codes is structured first to serve HUD properties (in Nashville). According to this report. Thank you!



VACANT POSITIONS

- 1 Assistant Director - SR-15
- 1 Zoning Examiner - SR-11
- 1 Gas/Mechanical Inspector I - SR-9
- 1 Building Inspector - SR-9
- 1 Plumbing Inspector - SR-9
- 1 Compliance Inspector II - SR-9
- 1 Customer Service Supervisor - SR-10
- 2 Property Standards Inspectors - SR-9
- 1 Plans Examiner - SR-12

DEPARTMENT OF CODES AND
BUILDING SAFETY
ORGANIZATIONAL CHART
February 4, 2014

Greetings Planning Commissioners,

Please **approve** 2017Z-004TX-001, the substitute ordinance for **BL2017-608**, minus Amendment 1 AND striking the ability to perform an 'Administrative Review'.

The "Administrative Review" option bypasses the Public Hearing phase at the Planning Commission, which in turn influences votes needed for passage at the Council level. Please do not remove the Public Hearing option for STRP.

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Council Committees

01/19/17 Special Codes, Fair, and Farmer's Market Committee Meeting



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Council Committees

01/19/17 Special Codes, Fair, and Farmer's Market Committee Meeting

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FISCAL CHOICE
INSTITUTE

▶ 🔊 13:12 / 1:31:34



Council Committees

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FISCAL CHOICE
INSTITUTE

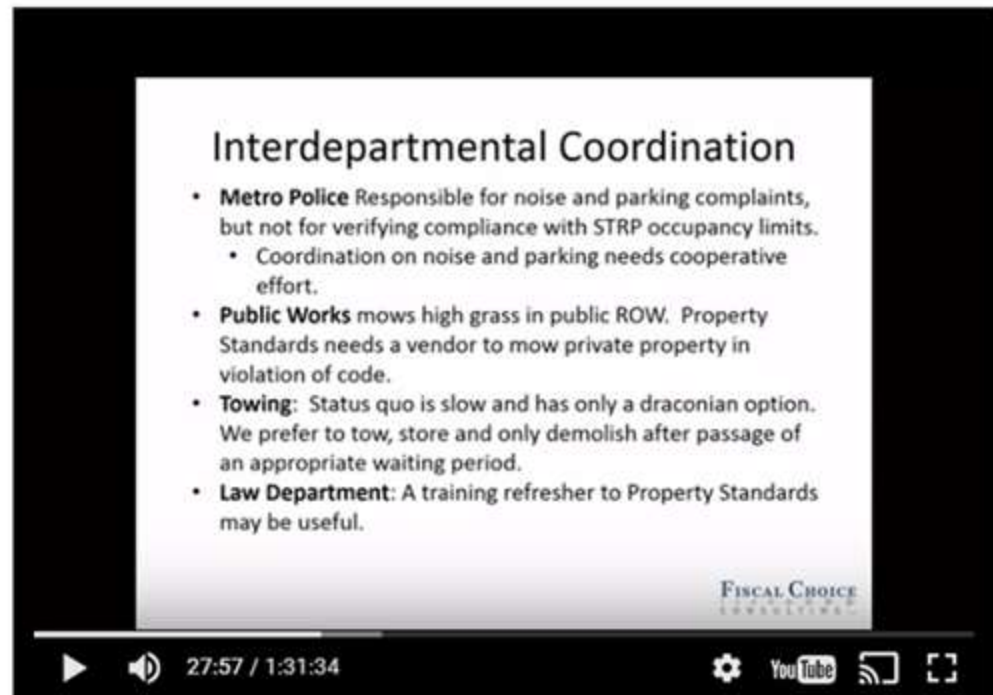
▶ 🔊 13:46 / 1:31:34



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FISCAL CHOICE
CORPORATION

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The link to the entire Special Codes, Fair, and Farmer's Market Committee Meeting -

<http://www.nashville.gov/News-Media/Video-Gallery/Playlist.aspx?id=PLE145F765DEA54FDB>

Please help Nashville neighborhoods fix the STRP problem.

Please consider **removing Amendment 1**

from the **substitute version** of **BL2017-608**

Strike the Administrative Review ability

and then **consider voting to Approve 2017Z-004TX-001/sub BL2017-608.**

Please also consider:

- **Disapproving 2017Z-007TX-001, BL2017-611** (per Staff Recommendation cited 4/26/2017)
- **Disapproving 2017Z-009TX-001, BL2017-653** (Every Applicant should be required to meet the exact same standard for transient hotel operation).
- **Disapproving 2017Z-012TX-001, BL2017-685** (Not in compliance with the General Plan and in conflict with BL2017-608. Placing BL2017-685 in the same agenda item as BL2017-608 sends a conflicting message to the Public).
- **Approve a much higher application fee structure for STRP Permits.** The cost of enforcing an STRP permit should be paid for by the applicant. Just as happens with all other Permits issued by the Codes Department.

Thank you for your service to Nashville.

Best Regards,

Margo Chambers

Princeton Avenue Homeowner

Richland West End Neighborhood Association Board Member

Council District 24 resident– zip code 37205

Relevant Information for Short Term Rental Property Permits:

1. December 8, 2016 Planning Commission Meeting

Text Amendment 2016Z-023TX-001 (ordinance BL2016-492).
Why STRP Type 2 and Type 3 permits are bad for residential neighborhoods.

View **Minute Marker 1:39:00** at

https://youtu.be/l1m5W9_sEdY?t=5940

2. January 3, 2017 Council Meeting BL2016-492 public hearing.

Supporters testify STRP is a profitable *business*. Opponents testify why Type 2 and Type 3 STRPs should be included in STRP land use (they are *businesses* and is **not** "Homesharing" -- the original intent).

View

<https://youtu.be/tkv126BZ8Lo?list=PLAAE32390485B37DB&t=4172>

(cont.)

3. 2014 Title VI Compliance Implementation Report. Created by Metro Human Resources, required by the Federal Government, and presented to the Mayor of Nashville:

<http://www.nashville.gov/Portals/0/SiteContent/Human%20Realations%20Commission/docs/MasterTitleVIPlan2014.pdf>

The Code Department is explained on Page 6:

"... the Codes Administration provides direction and coordination of departmental policy and support for the operating programs. This includes the licensing of Electrical, Plumbing, and Mechanical/Gas contractors, and serving as secretary to six administrative boards."

And On Page 27:

*"The mission of the Department of Codes and Building Safety is to provide permit, inspection, **enforcement**, and information products to the Nashville community so **they can experience safe buildings and improved quality of life.**"*

Strategic Goals of Codes include:

By the year 2015, citizens of Davidson County will experience cleaner, safer neighborhoods, as evidenced by:

a 10% reduction in substandard housing; a 10% reduction in the number of abandoned and/or inoperable / unlicensed vehicles; a 10% reduction of visual clutter (signs, debris, trash, graffiti).

Page 28:

Codes handles the following city contracts –

Real Estate Loan Services of Tennessee, Inc (provide Title Searches to Metro which involve delinquent property taxes and demolition liens).

Abernathy Truck Salvage, Inc (dispose of abandoned vehicles by taking possession, towing, and then demolishing a vehicle).

RICHOH, Inc (provide copier and printing products to Metro).

Page 31 is an organization chart for Codes as of Feb 4, 2014. A copy is attached on the following page. Codes listed 10 vacant positions three years ago, including the Assistant Director for Inspections (of Building, Electrical, Gas and Plumbing); an open position for a Plan Examiner and two vacant positions for Property Examiners (in Property Standards). It appears Codes is structured first to serve HUD properties (in Nashville). According to this report. Thank you!

From: AGH Drive [mailto:allianceforgreenhills@gmail.com]

Sent: Thursday, April 27, 2017 9:00 AM

To: Planning Commissioners

Cc: ed@epcole.com; admin@all4greenhills.com

Subject: Alliance for Green Hills Position Paper Re: Short-Term Rental Property Recommendations

Dear Planning Commissioners:

Please find a cover letter and position paper attached to this email. Thank you for your consideration of our perspective on the short-term rental property ordinances on your agenda today.

Sincerely,

Elizabeth Miller, Secretary on behalf of Ed Cole, President

Alliance for Green Hills

admin@all4greenhills.com

(attachment follows)



Working together to build a better Green Hills for all.
www.all4greenhills.com

April 27, 2017

VIA EMAIL ONLY TO: planning.commissioners@nashville.gov

Metro Planning Commission
Howard Office Building
700 Second Avenue South
Nashville, TN 37210

Re: Short-Term Rental Property Legislation

Dear Metro Planning Commission Members:

The Alliance for Green Hills board is composed of stakeholders from a variety of backgrounds, including developers, businesses and residents of Green Hills. We acknowledge that there are legitimate concerns within our community about the impact of STRP's on the neighborhood we serve, and we attach a statement from board member, Charlotte Cooper, a longtime Green Hills resident and advocate.

Although our board represents diverse interests in Green Hills, we agree that non-owner-occupied STRP's are inappropriate for neighborhoods zoned as R or RS. Accordingly, we support the adoption of BL2017-608, which will disallow and phase-out non-owner-occupied STRP's in R and RS-zoned areas. We also suggest disapproval of Amendment 1 to BL2017-608 and adoption of the Planning Commission's proposed Fee Resolution.

Voting Members: Ed Cole, Charlotte Cooper, Michael Hasty, Michael McNally, Carey Morgan, Steve Horrell, Elizabeth Miller. Nonvoting Members: Trey Rochford and John Lowry.

Sincerely,

Ed Cole, President
Alliance for Green Hills, Inc.
admin@all4greenhills.com
615.838.2659



Residents

Businesses

Developers

Government

Short-term rentals – good or bad for residential neighborhoods?

An Alliance for Green Hills Position Paper

Green Hills is a vibrant upscale area – a goal for many homebuyers. For some, a home in Green Hills represents their largest investment. Homeowners take pride in their property's aesthetic by maintaining not only the structure, but also the landscaping; driving through our neighborhoods provide a certain pride and dignity. The neighborhoods in and around Green Hills are relatively safe; neighbors are friendly and provide a sense of familiarity and well-being. So imagine the concern for a neighborhood when a property is purchased or the current owner decides to move away but retains ownership of the property and turns it into a short-term rental business for transients. Perhaps there is a pool and outdoor amenities making it a very popular destination for tourists on vacation in Nashville. This is not the homeowner who has a couple of empty bedrooms or an apartment above a garage to rent out to tourists for a few days. These are whole houses that are allowed to rent for occupancy up to twelve (12) strangers (transients). The owner does not live there; these transients are on their own – no oversight, no security, no rules.

Each week there is a different group; one week a family, the next week perhaps a bachelor or bachelorette party group or perhaps a college or fraternity/sorority group. You never know who is staying next door. You might enjoy meeting the quiet family visiting from a place you have never visited, or perhaps a family from a foreign country. But will you enjoy the group that is here to party; coming home from the bars at 2:00 a.m. and deciding it is time for a pool party with loud music, drinking and vulgar language. That is what is happening in many neighborhoods across Nashville. Do you really want a business operating in your neighborhood?

Short-term rentals have been around for a long time; they were originally known as vacation rentals or in Europe, villa holidays. They were centered around tourist areas. In 2007 the old adage “necessity is the mother of invention” came into play. Two roommates in San Francisco could not make their rent and decided to turn their loft into a sort of bed and breakfast by renting air mattresses to strangers for a night or two and serving a breakfast; all rentals were handled over the internet. Not really being near tourist attractions, they included also being tour guides. They tagged their new endeavor as “Air Bed and Breakfast.” Today Airbnb's estimated worth is \$24 billion. There are now around 60 online marketplaces where with a few clicks of your mouse you can rent a room or a house wherever you are traveling.

Many individuals enjoy staying in a short-term rental as opposed to a hotel room. Some argue they prefer a more home like setting, while others like to experience the cities as the locals do; unfortunately, the locals were never asked if they wanted to be entertainment for the tourists/transients. This invasion into residential neighborhoods by these short-term rental businesses is causing concern for cities around the globe. Many cities, much like Nashville, attempted to regulate short-term rentals in order to collect revenue and provide rules; unfortunately, the short-term rental industry leaders helped write the legislation which turned out great for the industry, but not so good for the cities. Some cities like New Orleans, Austin, New York City and San Francisco have amended their regulations in order to take back control of an “out-of-control” industry; in some cases not owner-occupied short-term rentals have been completely banned. Leaders like Airbnb and Homeaway take no responsibility to ensure laws are followed; in many instances they also take no responsibility in vetting the customers or covering damages to homeowners. They do however make a tidy income from homeowners who are doing all the work. Our research reveals hundreds and hundreds of articles reporting problems from cities in almost

every country on earth. Some homeowners completely ignore regulations or skip the ones they don't like. In a short search of STRs available in Nashville, we did not find one ad that listed the permit number as required by our regulation. We found many advertising for more than the 12-occupant limit. We also found ads for campers and tents (not legal in our regulations). The STR platforms do not list addresses so it is almost impossible to compare the ad to the permit list to see if in fact there is a permit.

The short-term rental industry likes to use the term "sharing economy." The first concept appeared around 2010 from Rachel Botsman, author of *The Rise of Collaborative Consumption*, with much fanfare and optimism about technology changing the world for the better. It was proclaimed as a way to bring people together and make us better, sort of a "rediscovery of collective good creating an economy of 'what's mine is yours.'" Unfortunately the ideal, classless effects Botsman predicted have failed to materialize. Today, in fact, much of the sharing economy looks like big-business-as-usual. In an online article from Local Futures, they state "Airbnb is said to be worth \$24 billion, making it more valuable than the Hyatt Hotel chain."

In an effort to provide our position on not owner-operated short-term rentals, the Board of the Alliance for Green Hills offers the following. In February 2015 the Metro Council approved an ordinance allowing short-term rentals in all zoning districts that allow residential; this ordinance took effect July 1, 2015. Our Metro government states in the ordinance that establishing short-term rentals will offer:

1. A flexible housing stock that allows transients a safe accommodation while contributing to the local economy.
2. May provide homeowners an opportunity to hold property in difficult economic circumstances or as an investment.
3. Hotel taxes from short-term rental of homes can be used to promote travel and tourism and to support the local tourism industry.

What if anything does this do to benefit our neighborhoods? All three reasons are for the benefit of the tourism industry and personal profit for certain homeowners/investors. Another option that would be in keeping with a residential neighborhood is to rent the residential property to a long-term resident. Residential neighborhoods should not be expected to provide housing for tourists, or to be tourist attractions. Our neighborhoods may offer safe accommodations for transients, but how safe are these businesses for the residents. In addition, neighbors should not be burdened with the unintended consequences of putting up with bad behavior from tourists. The property was purchased as residential, but as a short-term rental will actually become a business property.

Many supporters of STRs say just have better enforcement; easier said than done. Enforcement is not immediate; it always occurs after the fact. And who is to be responsible for monitoring, reporting and enforcing? Currently neighbors are responsible for monitoring disturbing behavior and reporting it; but, reporting it to whom? Most disturbing behavior occurs between 8:00 p.m. and 6:00 a.m. There are no Codes investigators available; one can call the police, but it may take hours before a policeman shows up. Call Codes the next day, the disturbance has ended, and they will not take a report. Some neighbors have taken pictures or videos of the bad behavior; Codes says they will not accept this documentation because they cannot verify it. The majority of the time it will take legal action through a court by a neighbor to have a permit revoked; a lengthy and expensive endeavor for an individual who simply wants to live in their home in a residential neighborhood.

The short-term rental industry sponsored a study to show the economic effect of short-term rentals for Nashville. The *Tennessean* published their results, apparently without any investigation of their own. The industry report claimed a \$477.2 million per year economic gain. Dr. Malcolm Getz, Economic Professor at Vanderbilt University, refuted this report. He states in his analysis of this report “A recent industry sponsored report misrepresents the economic effect of the Short Term Rental industry as a large positive when any gains are small and may be negative. The estimate assumes that all guests staying in short-term rentals would otherwise not have visited Nashville. The choice of lodging has little if any effect on Nashville’s total level of tourism. . . . The amount of spending on lodging, dining, entertainment and travel is then similar regardless of choice of lodging.”

Currently there are three types of permitted short-term rental properties:

- Type 1 permits – owner-occupied
- Type 2 permits – not owner-occupied
- Type 3 permits – not-owner occupied multifamily

Since July 2015 the number of permitted short-term rentals has grown to almost 3,000, with about seventy-five percent being not owner-occupied. The majority of these not owner-occupied properties are located in residential neighborhoods zoned R and RS. Metro government defines short-term rentals as a residential dwelling unit containing no more than four sleeping rooms that is used or advertised only through an online market place for rent for transient occupancy; transient occupancy is defined as less than thirty days. Short-term rentals are considered accessory to the principal use of residential. Renting only to transients is a type of commercial business.

There are various zoning districts throughout Nashville and Green Hills. The Green Hills area is comprised of office zones (OR – such as businesses located along the north side of Crestmoor), multifamily districts (RM - apartments and condos), specific plan districts (SP – such as Village Hall, Stammer Park), mixed-use districts (MU – such as Bedford Ave), shopping center regional district (SCR – the Mall at Green Hills and surrounding area), planned unit developments (PUD – such as Abbottsford, Legend Hall), Urban Design Overlay (UDO – Hill Center and the Southern Land tower) and last but not least our many residential zoned districts (R and RS – our single and two-family residential neighborhoods). These R and RS zoned districts are the surrounding neighborhoods comprised of single and two-family residential homes intended for residential living, not for businesses renting to transients.

It has been a long-standing interpretation of the Metro Code that businesses, where clients/customers come to the home, are not allowed in residentially zoned districts. It is illegal for individuals to conduct business in their home with their customers/clients (this includes lawyers, accountants, hairdressers, recording studios, etc.). Yet the short-term ordinance provides an end-run by calling the business an accessory to residential. When there is no residential taking place on the property, how can it be considered an accessory. Renting only to transients is a type of commercial business. Commercial businesses should not be allowed in residentially zoned neighborhoods, specifically R and RS. Residential should mean residential, not “mini hotels.” Therefore, the position of the AGH Board is that these not owner-occupied permits in districts zoned R and RS should not be allowed.

From: Paul Horn [mailto:phorn.impactcs@gmail.com]
Sent: Thursday, April 27, 2017 8:51 AM
To: Planning Commissioners
Subject: OPPOSITION TO STRP BILLS

Dear Metro Planning Commission,

I am writing to oppose BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685, one that is destructive and entirely unethical to law-abiding individuals renting out their homes on AirBnB. Affordability is consistently on Nashville's agenda and allowing homeowners to rent out their homes under the current requirements allows tourists to come and stay in Nashville at an affordable cost. Placing ridiculous restrictions on homeowners will drive out tourists not willing to pay the high cost on hotel rooms to other cities and counties, taking that tax revenue away from Davidson County, but also hurt homeowners in the city that rely on the safety net from the additional income made from renting out their homes. There are already reasonable regulations in place and those owners who do not obey those regulations and laws should be subject to penalty, not limited to revocation of permits. Those of us renting out our

homes and operating legally and pay taxes should not be penalized with harsh regulations that cannot be enforced.

Thank you.

Sincerely,

Paul Horn

From: Kali Turner [mailto:kali@aerial.com]
Sent: Thursday, April 27, 2017 8:51 AM
To: Planning Commissioners
Subject: OPPOSITION TO STRP BILLS

Dear Metro Planning Commission,

I am writing to oppose BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685 it is seemingly unethical and destructive to those Nashvillians, legally and law-abidingly renting out their homes on AirBnB and other short term rental websites. I believe that there are already reasonable and appropriate regulations in place. It is expected that all short-term rental property owners will follow the laws set in place and be good neighbors, those who don't should absolutely be subject to penalty. Those of us renting out our homes and operating legally, pay substantial taxes and share Music City in a positive and valuable way, and should not be penalized and/or punished with harsh regulations that cannot be enforced. Several of us rely on our short term rental income to supplement the wage gap and ensure that we can continue to afford to live in Nashville.

Thank you,

Kali Turner

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

From: Kristine Blaess [mailto:kristineblaess@gmail.com]

Sent: Thursday, April 27, 2017 8:47 AM

To: Planning Commissioners

Subject: Short term rentals

Dear Counsellors,

I live across from an STRP. Please support BL-608 WITHOUT amendments.

Thank you,

Kristine Blaess
117 Taggart Ave.
Nashville, TN 37205

Sent from my iPhone

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

From: Kacey Mills [mailto:kaceymills@gmail.com]

Sent: Thursday, April 27, 2017 8:46 AM

To: Planning Commissioners

Subject: Air BNB Taggart

Hello!

I live across from an STRP. Please support BL-608 WITHOUT amendments.

My address is 113 Taggart Ave.

Thank you!

Kacey Mills
310-947-4884

From: WENDY SULLIVAN [mailto:wwsullivan@me.com]
Sent: Thursday, April 27, 2017 8:37 AM
To: Planning Commissioners
Subject: *PLEASE* support BL-608 WITHOUT amendments.....

Planning-

I live across from an STRP. Please support BL-608 WITHOUT amendments. I can't tell you enough how much this is destroying our neighborhood. I am an original Nashvillian and we NEED you to protect the city that is so wonderful. The good of the one rental owner just cannot supersede the good of all the people in the neighborhood. I ask you **desperately** for your assistance.

Most sincerely,

Wendy Sullivan
115 Taggart Avenue
Nashville, TN 37205

615-579-2196

From: David Kowalski [mailto:kowalda2006@yahoo.com]
Sent: Thursday, April 27, 2017 8:34 AM

To: Planning Commissioners
Subject: Short Term Rental Policy

Dear Metro Nashville Planning Commission,

I am writing to you to refute the legislation on short term rental permits specifically BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685. I have been a homeowner and short term rental permit holder

on other properties

for the past two years, and in that time the amount of benefits to my and my family's life and livelihood have far outweighed any negatives that have ever come up. This has become a way to supplement income, ensure that I will never have issues making my mortgage payments, and as a responsible permit holder and operator, has allowed us to host guest from all of the world and supply a unique Nashville experience

which is better for the Nashville economy as a whole and gets people to continue coming to our beautiful city.

Thank you.

Sincerely,

David Kowalski

From: Shannon McCoy [mailto:shannonmccoy03@gmail.com]
Sent: Thursday, April 27, 2017 8:30 AM
To: Planning Commissioners
Subject: OPPOSITION TO STRP BILLS

Dear Metro Planning Commission,

I am writing to oppose BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685 it is seemingly unethical and destructive to those Nashvillians, legally and law-abiding renting out their homes on AirBnB and other short term rental websites. I believe that there are already reasonable and appropriate regulations in place. It is expected that all short-term rental property owners will follow the laws set in place and be good neighbors, those who don't should absolutely be subject to penalty. Those of us renting out our homes and operating legally, pay substantial taxes and share Music City in a positive and valuable way, and should not be penalized and/or punished with harsh regulations that cannot be enforced. Several of us rely on our short term rental income to supplement the wage gap and ensure that we can continue to afford to live in Nashville.

Thank you.

Sincerely,

Shannon McCoy

From: Bobby Towns [mailto:profair@bellsouth.net]

Sent: Thursday, April 27, 2017 8:30 AM

To: Planning Commissioners

Subject: BL2017-608

Dear Commissioners:

I support only the home owner having the ability for short term rentals. The rentals need to be supervised! I want the latter options for investment purposes deleted!

That is the purpose of hotels---short term stays!

Sincerely,

Bobby Towns, 3939 Woodlawn Drive, Nashville Tn 37205

From: Kylie Ochsenreiter [mailto:kylieox2@gmail.com]
Sent: Thursday, April 27, 2017 8:29 AM
To: Planning Commissioners
Subject: OPPOSITION TO STRP BILLS

Dear Metro Nashville Planning Commission,

I am writing to you to refute the legislation on short term rental permits specifically BL2017-608, BL2017-609, BL2017-610, BL2017-611, BL2017-653, and BL2017-685. I have been a homeowner and short term rental permit holder on other properties for the past two years, and in that time the amount of benefits to my and my family's life and livelihood have far outweighed any negatives that have ever come up. This has become a way to supplement income, ensure that I will never have issues making my mortgage payments, and as a responsible permit holder and operator, has allowed us to host guest from all of the world and supply a unique Nashville experience which is better for the Nashville economy as a whole and gets people to continue coming to our beautiful city.

Thank you.

Sincerely,

Kylie Ochsenreiter

From: Halle Spector [mailto:halleinc@yahoo.com]
Sent: Thursday, April 27, 2017 8:24 AM
To: Planning Commissioners
Subject: STRs

I live across from an STRP. PLEASE support BL-608 WITHOUT amendments.

Thank you -

Halle Vahedian

111 Taggart Avenue

Nashville, TN 37205

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

Sent: Wednesday, April 26, 2017 3:25 PM

To: Planning Commissioners

Cc: mayor.barry@nashville.gov

Subject: Please support BL-2017-608

Dear Planning Commissioners:

I am writing to ask you to support BL-608, without Amendment 1.

A few weeks ago, I watched Planning Commissioners vote against a Specific Plan zone of a single lot so a man could open a commercial recording studio at home. If anyone deserved to operate a business at home, this good man did. But you did the right thing in opposing his Specific Plan. **Nashville has a long tradition of prohibiting commercial businesses in neighborhoods zoned residential.**

That prohibition protected our neighborhoods until our current STR ordinance began allowing investors to convert houses in residential neighborhoods into commercial lodging establishments. In just 2 short years, some Nashville neighborhoods and streets have become de facto hotel zones.

608 offers necessary protection for Nashville homeowners. Investor-

owned short-term rentals, where no owner is onsite to supervised guests, are commercial operations that make ANY real estate investment in Nashville neighborhoods zoned residential problematic.

You may luck out with a responsible business owner. Or you may end up next door to an owner whose partying guests make your life miserable every summer weekend.

As commercial businesses, STRs should never have been permitted in residential neighborhoods. They sneaked in the back door when people started operating them in the early 2010s. They were invited in the front door when our industry-friendly ordinance passed in 2014.

We all learned in junior high that “Everyone's doing it!” is a bad reason to do anything. It was a very bad reason to pass a law permitting commercial lodging establishments in residential neighborhoods in 2014.

STR operators argue they aren't businesses. But they're required by law to get a business license if they generate more than \$10,000 a year in income. I rest my case.

In 2015, I purchased half a duplex to rent to my 28-year-old daughter and her roommate. Six months later, the owner of the other side converted it to Type 2--non-owner-occupied-short-term rental use. I feel sick about the security issues inherent with a revolving door of strangers checking into and out of this property at all hours of the day and night. I can't sell it, as no one wants to buy next to an STR.

Please support 608 to protect neighborhoods from unprecedented

commercial intrusion.

Please eliminate Amendment 1 because it keeps a door open to commercial activity in residential neighborhoods that should remain firmly closed.

Regards -

Grace Renshaw

220 Mockingbird Rd., 37205, and

--

Grace Renshaw
Nashville, TN 37205

grenshaw55@gmail.com

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

From: mary l kowalski [mailto:mlk6510@yahoo.com]
Sent: Thursday, April 27, 2017 11:20 AM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Many of us cannot afford hotel costs when we travel, please
Support air bnb's, the accommodations are usually quite nice & affordable. Keep Nashville user friendly.
Thanks for your time!
Mary Kowalski

Sent from my iPhone

Item 16, zoning code amendment: dedication of ROW and minimum lot size

From: Jennifer Carlat [mailto:jcarlat@nashvillechamber.com]

Sent: Wednesday, April 26, 2017 3:36 PM

To: Planning Commissioners

Cc: Henderson, Angie (Council Member); Logan, Carrie (Planning); Sloan, Doug (Planning)

Subject: NACC Support of 2017Z-011TX-001 - ROW Dedication and Minimum Lot Size

Dear Metro Planning Commissioners,

Please find attached a letter from the Nashville Area Chamber of Commerce in support of Item 16 on tomorrow's Commission Agenda - 2017Z-011TX-001 - ROW Dedication and Minimum Lot Size.

Thank you for your consideration.

Best regards,

Jennifer Carlat

JENNIFER CARLAT, M.P.P., AICP

Vice President of Metropolitan Policy, Nashville Area Chamber of Commerce

(o) 615.743.3082 // (c) 615.579.0759 // nashvillechamber.com

(attachment follows)



April 26, 2017

Dear Members of the Metropolitan Nashville/Davidson Planning Commission,

I am writing on behalf of the Nashville Area Chamber of Commerce in support of item 16 on the April 27, 2017 agenda – Text Amendment 2017Z-011TX-001, Right-of-Way Dedication and Minimum Lot Size.

As Council member Angie Henderson and Metro Planning staff were drafting the recently adopted sidewalk legislation, Chamber members who develop single and two family homes noted that while dedicating right-of-way (ROW) for future sidewalk construction by Metro government made sense, they did not want the ROW dedication to count against their lot size for the purposes of meeting minimum lot size. Council member Henderson agreed and immediately began work with Planning staff to address the issue. The text amendment before you addresses our members' concern.

The Chamber respectfully requests that you approve item 16 on the April 27 agenda, Text Amendment 2017Z-011TX-001.

Thank you for your consideration.

Best regards,

Jennifer L. Carlat, M.P.P., AICP
Vice President of Metropolitan Policy
Nashville Area Chamber of Commerce

CC: Council member Angie Henderson

Item 17, Eastdale Ave/Riverwood Dr/Plymouth Ave Neighborhood Conservation Overlay

From: Caitlin Berberich [mailto:caitlinb9@hotmail.com]

Sent: Thursday, April 27, 2017 9:10 AM

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. I do NOT want those gigantic new developments coming in and destroying the look and feel of our amazing neighborhood. Adding some restrictions to development is a small price to pay to preserve the community.

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: Caitlin Berberich

ADDRESS: 1243 Plymouth Ave., Nashville 37216

YEARS IN EASTDALE PLACE: This is our 4th year

Five other commenters sent the same email:

NAME Mark Haggitt

ADDRESS 1138 Riverwood
Dr.

YEARS IN EASTDALE PLACE
20

NAME Marilyn K. Jones

ADDRESS 1230
Riverwood Drive
YEARS IN EASTDALE
PLACE 9 years

Bryan Owings
1327 Riverwood Dr...
10 years

Jamie Sinz
1303 Plymouth Ave
1-1/2 YEARS IN EASTDALE
PLACE

Mark Hosford
1240 Riverwood Dr.
8 years in Eastdale Place

From: Christy [mailto:ccbotts@comcast.net]

Sent: Wednesday, April 26, 2017 8:49 PM

To: Planning Commissioners

Subject: Eastdale Historical Overlay

We are Charles and Christy Botts at 1303 Riverwood Drive and are in favor of the proposed Historical overlay . We have been residents of the Inglewood community since 1985 and moved to Riverwood Drive in 2008. The charm and character of the neighborhood is what sets it apart from traditional housing being built all around. It would be our wish to vote YES on the proposal.

It is with regret we will not be available to attend the meeting on April 27, 2017, but our hope is that at least one of us will be available next week for the 3rd meeting.

Thank you for your consideration.

Respectfully,

Charles & Christy Botts
1303 Riverwood Drive
37216

Item 19, McFerrin Ave/Seymour Ave/West Eastland Ave/Cleveland St rezoning

From: Benjamin Morton [mailto:benwardmorton@gmail.com]
Sent: Thursday, April 27, 2017 11:52 AM
To: Planning Commissioners
Subject: Item 19, 2016Z-075PR-001

Case #: 2016Z-075PR-001

Ordinance #: BL2017-678

Dear Members of the Planning Commission,

I am writing to express my opposition to the rezoning as submitted in Councilman Davis' application.

Community engagement has not been sufficient and public record of the submitted application lacks the explicit development details to allow public consideration of the requested zoning change and whether, or not, it would be appropriately consistent with the surrounding properties and infrastructure.

I appreciate the substitute proposal, and the care with which it was crafted, and can support it. If further changes have been made, I request that the community have a chance to review it and provide input before consideration.

Thank you,

Benjamin W. Morton

benwardmorton@gmail.com

Phone# : 615.293.2224

From: Melissa Baldock [mailto:melevebald@yahoo.com]
Sent: Thursday, April 27, 2017 11:34 AM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning)
Subject: Opposition to 2016Z-075PR-001, BL2017-678

Dear commissioners,

I am the owner of 1013 Chicamauga Ave. in the Greenwood neighborhood in district 5. I am opposed to the reasoning of the McFerrin/Seymour/West Eastland are (2016Z-075PR-001). The area is a small commercial area in the midst of a residential neighborhood. The reasoning would add too much density to this area.

In addition, the proposal would upzone several lots that are single family houses that contribute to the historic character of the Greenwood Neighborhood Conservation Zoning Overlay. These lots should remain RS5.

Thank you for your consideration

Melissa Beaudoin

1013 Chicamauga Avenue.

From: Megan Morton [mailto:meg.j.morton@gmail.com]
Sent: Thursday, April 27, 2017 10:05 AM
To: Planning Commissioners
Subject: Item 19, 2016Z-075PR-001

Case #: 2016Z-075PR-001

Ordinance #: BL2017-678

Dear Members of the Planning Commission,

I am writing to express my opposition to the rezoning as submitted by the applicant, Councilman Davis. The inappropriate changes put forth would dramatically impact an already existing bottleneck of parking issues, lack of infrastructure and mismanagement of zoning and parking code enforcement.

After having reviewed the substitute rezoning that Planning Staff developed, I can say that I greatly appreciate the thoughtful and thorough attention to detail. Many factors were taken into consideration when Staff made the substitute proposal, and it is obvious in the outcome.

I would support this substitute proposal as submitted by Staff and ask that, if you do not approve it as written the staff report, the community have time to become aware of the changes to the substitution before a vote to approve is held. Not everyone can attend to hear the details as you work them out, and it is fair that the community have time to respond.

I do also have concerns related to continued major issues with parking in the immediate vicinity to the proposed zoning changes, as well as the lack of infrastructure for more pedestrian traffic that these changes would encourage. We currently have issues with visibility due to the parking on McFerrin, often up to the corners of intersections, which poses a hazard for pedestrians, bikers, and drivers. The additional foot traffic would surely add to the likelihood of an accident. I would respectfully ask that Planning weigh the need for marked crosswalks and appropriate signage regarding parking, as well as low visibility warnings, when approving zoning changes that further impact an existing deficit of infrastructure.

Thank you for your time,

Megan Morton

924 W Eastland Ave

Item 22, Audubon Rd/Dale Ave/Galloway Dr/Glendale Ln/Gray Oaks Dr/Lealand Ln/Milesdale Ct/Milesdale Dr/Scenic Dr/Tower Pl Contextual Overlay District

From: Margo Chambers [mailto:chambercmr@earthlink.net]

Sent: Thursday, April 27, 2017 9:48 AM

To: brenda-diaz-flores@nashville.gov; brian.tibbs@nashville.gov; Allen, Burkley (Council Member); greg.adkins@nashville.gov; jeff.haynes@nashville.gov; jennifer.hagan-dier@nashville.gov; jessica.farr@nashville.gov; lillian.m.blackshear@nashville.gov; Sims, Pearl (NCAC); Ron.Gobbell@nashville.gov; Sloan, Doug (Planning); Planning Commissioners; Planning Staff

Cc: Pulley, Russ (Council Member)

Subject: Item 22 - Pls Vote YES on the Contextual Overlay 2017Z-038PR-001 / BL2017-670

Greetings Planning Commissioners,

As a neighborhood advocate I support the Contextual Overlay as described in the Staff Report for today's Agenda Item 22 (2016Z-038PR-001/BL2017-670).

This is an appropriate land use tool to be applied to stable, older neighborhoods. This will allow the neighborhood to maintain it's unique Character, Rhythm, and Spacing. Which helps to retain home value.

This Contextual Overlay will help Nashville manage traffic. As a resident of Nashville, I drive daily through this area. I would not like to see traffic and parking grow uncontrollably worse due to planning techniques applied piecemeal.

Nashville does not yet have a Director of Transportation. Until such a department exists, you (the Planning Commissioners) cannot make informed decisions on density allowed balanced with road volume capacity. "Transit Oriented Development" rules handicap this commission further (such as the TOD rules to reduce the amount of Parking Spaces a developer must reserve). This contributes to residents living in this area to experience a decline in places to park near their home. This Contextual Overlay is appropriate for this area.

Please approve Agenda Item 22, 2016Z-038PR-001.

Thank You,

Margo Chambers

3803 Princeton Ave

Nashville, TN 37205

From: Richards [mailto:rich4302@comcast.net]

Sent: Thursday, April 27, 2017 8:51 AM

To: Planning Commissioners

Cc: GlendaleContextualOverlay@gmail.com; Richards

Subject: Glendale Contextual Overlay

Dear Commssioners,

Sherrie and I and our family have had the pleasure of living at 4302 Lealand Lane since 1986 and we support the overlay.

The unique charm and history of this neighborhood were immediately apparent when we moved here. Our neighbor, the late Judge Shelton Lutten, had built the house next door in 1949 and connected us to the stories of the park and the trolley line and the neighborhood's development. Across the street,

the concession stand from the park has been preserved as part of the house. Yardwork often leads to the discovery of rusty rail spikes and battle fragments. The trees are magnificent; a neighbor's white ash, more than a hundred years old, was this "Old Tree of the Year". We grieve when we lose old ones to lightning and storms; we are even reluctant to part with dead ones as they have a story to tell and a habitat to support.

This charm and history and character should be preserved.

Bruce and Sherrie Richards

4302 Lealand Lane

Nashville, TN 37204

rich4302@comcast.net

(615) 347-0721

From: Catherine Hardin [mailto:catherinehardin@live.com]

Sent: Wednesday, April 26, 2017 7:44 PM

To: Planning Commissioners

Cc: Pulley, Russ (Council Member)

Subject: PLEASE vote to approve 2017Z-038PR-001 (BL2017-670)

Dear Planning Commission:

*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.*

We feel very fortunate to be in such a lovely and historic area of Nashville! 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. As Nashville development progresses, many of these original locations seem to be in danger.

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. We sincerely hope that you grant this overlay to protect a lovely and vibrant, historic Nashville neighborhood!

Sincerely,

Catherine & Shea Hardin

4318 Dale Ave

Nashville, TN 37204

From: Shea Hardin [mailto:sheahardin@gmail.com]

Sent: Wednesday, April 26, 2017 7:40 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.

Regards,

Shea Hardin

4318 Dale Ave.

From: Jennifer Bohler [mailto:jballiance@comcast.net]
Sent: Wednesday, April 26, 2017 5:32 PM
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. I find myself appalled every day when I drive through a neighborhood and see that beautiful and architecturally interesting homes have been torn down and things I can't even describe as anything close to an architecturally sound idea have been thrown up, and yes I do mean thrown up, in its place. One of the most charming things about Nashville has always been its various styles of homes, each style complementing the other in any given neighborhood. Those days are long gone because no one is minding the store. PLEASE stop this now while you can still save homes that look like homes and not a cubist's nightmare.

Thank you.

Jennifer Bohler

Jennifer Bohler

Alliance

3805 Rolland Road

Nashville, TN 37205

615 292 5804

jballiance@comcast.net

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

Thank you for this consideration,

Erin Rickelton

