

Comments on November 9, 2017 Planning Commission menu items, received Nov. 7-8

Item 6, Brick Church Lane

From: Zachary Dier [mailto:zdier@hotmail.com]

Sent: Wednesday, November 08, 2017 1:38 PM

To: Planning Commissioners; Haywood, Brenda (Council Member)

Subject: Planning Commission Agenda Item #6 (2017S-226-001)

Planning Commissioners, Director Sloan and Planning Staff,

Please consider reopening the Public Comments for tomorrow's Planning Commission meeting. I also urge you to disapprove the subdivision proposal for 193 homes on Brick Church Lane. This type of development is out of the rural character our community has fought so hard to preserve.

I have MANY concerns about this development, as someone who would be greatly impacted from it. One of the largest concerns I have is around the flooding implications of this, and the hundreds of additional houses proposed, near by.

During the 10/10/17 Metro Council Public Works "Stormwater/Downtown Flood Wall" Committee meeting, Director Potter stated that there is "no way to engineer our way out of chronic flooding along Whites Creek." The only recommendation is to participate in the Federal "Home Buyout" program.

Potter also mentioned that, since 2010, Nashville has had 6 flooding events, that "meet or exceed the 100 year storm threshold". This might be the most frightening thing that came out of this meeting.

Potter only discusses the probability of buyouts and flooding, but not how we curb the flooding from happening in the first place. I recommend that Stormwater meet with the community and discuss where exactly we can build future homes, knowing that Climate Change is occurring and will only get worse.

In the meantime, please disapprove this development until we can define where these "at risk" areas of Whites Creek and Bordeaux.

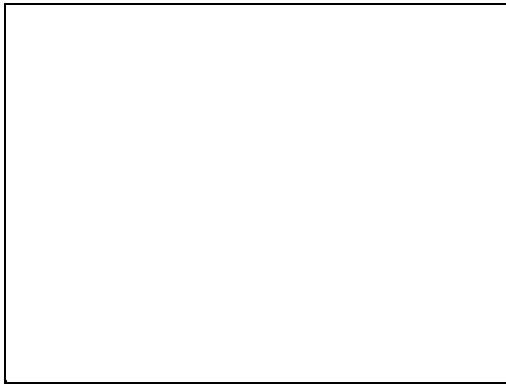
Thank you for your time and service!

Zach Dier

681 Brick Church Lane

Whites Creek, TN 37189

<https://www.youtube.com/watch?v=493sbWcUTr4>



10/10/17 Public Works
Committee

www.youtube.com

From: Bill Baldwin [mailto:Bill.Baldwin@halo.com]
Sent: Wednesday, November 08, 2017 1:34 PM
To: Planning Commissioners
Cc: 'contact@savewhitescreek.com'
Subject: Opposition Statement (2017S-266-001) Item #6

I wish to lodge my OPPOSITION to item #6 on the agenda - 2017S-266-001

This defeats the wishes expressed several years ago by

the vast majority (better than 90%) of the area residents

in all of the Metro Future Development meetings you held

approx 2 years ago. If you choose to ignore our wishes (better)

than 90% OPPOSED. Do not expect anything but extreme

resistance from us in the future. If for no other reason than the

inability to have Metro Water/Wastewater keep up with the

increased performance within their system.

Bill Baldwin

Bill Baldwin

e-mail: bill.baldwin@halo.com

weblink: www.halo.com/bill.baldwin

cell: 615.417.7990

Home Office: P.O. Box 248

6754 Old Hickory Blvd

Whites Creek, TN 37189

From: Stephanie McGee [mailto:smcgee0714@gmail.com]

Sent: Wednesday, November 08, 2017 12:18 PM

To: Planning Commissioners

Subject: Fwd: Brick Church Lane Subdivision (Item #6) 2017S-226-001

Dear Planning Commission,

I am opposed to the proposed development on Brick Church Lane for the following:

- 1.) Traffic Safety: Brick Church Lane is a narrow 2 lane road about a mile long and it runs east to west. Where the proposed development is to go, there is a **STEEP HILL** and a **BLIND CURVE** where the entrance/ exit is proposed for this new development. There is extremely **LIMITED SIGHT** in this area of the road. And, there is NO connectivity to a major connector road where this development is to be.

- 2.) Brick Church Lane has No turn lanes, No street lights, No side walks, No trash pickup, NO water pressure, and limited sight while driving where this development is to go.

- 3.) Recently during an accident on Brick Church Lane an ambulance had to back into our driveway to allow the Fire Truck to pass because there was not enough road space for them both to pass each other.

- 4.) Brick Church Lane is known for floods at the bottom of the hill by the blind curve on the west side. Additionally, with the removal of all the trees to allow this development, there will be additional flooding.

- 5.) This proposed development does NOT match our current rural community. Brick Church Lane is approximately a mile long with about 15 home owners on it. The average homeowner / lot size on Brick Church Lane has approximately 16 plus acres. Brick Church Lane is a rural community. This proposed development is for approximately 200 home. It is truly insane!!!

- 6.)The developer has had very limited contact or discussion with the community about this development. However, this past Saturday they did meet with our community and informed us that this is a "DONE DEAL" and that the community has No say in the matter and that the Commission had to approve it. But, it is my understanding that the Planning Commission does have the right to approve or disapprove this development. I truly hope you will DISAPPROVE this development because of Traffic Safety, it dose not resemble our rural community of 16 plus acres per average homeowner, and the environment concerns with the damage to tree removal causing additional Flooding.

The following is a picture of our property which includes my mom & dad's home, and my 2 brothers and their families homes. All of my family combined have 88 acres. We will be directly across the street and diagonal from this proposed development. This proposed development of 200 homes going in across the street will truly have a severe affect on our present rural community. It dose NOT fit with the rest of our road or community.





Thank you in advance for your consideration and I truly hope you will oppose this proposed development.

Sincerely,

Brandon & Stephanie McGee

627 Brick Church Lane

Whites Creek, TN 37189

From: Marty Southerland [mailto:msoutherland@southerlandsleep.com]

Sent: Wednesday, November 08, 2017 10:35 AM

To: Planning Commissioners

Cc: Herman Southerland; TIM WATSON; Trey Lewis; Elise Hudson

Subject: RE: Brick Church Lane Development #6

November 8, 2017

Nashville Planning Commission,

We Oppose Agenda Item #6 Brick Church Lane:

Our family lives at [605 Brick Church Lane](#) and will be very close in proximity to the proposed development. Our house is a plantation house built in the early 40's. It sets on 32 acres and is on 88 acres shared with the rest of my families homes. We are not against Nashville development in our community and is/was publicly for the Vista as Whites Creek on Green's lane homes built by Ole South Realty and the growth plans for Fontanel, but this proposed home development does not fit the character of this street and community; therefore, should be rejected by the Planning commission:

- The infrastructure of this street does not allow a safe entrance/exit for these homes. The current proposed entrance will be just over a blind hill that will be **very dangerous** especially at certain times of the day when the sun sets in the west-that no traffic study will illustrate. You are completely blinded by the sun and they will not be able to see cars coming over the hill. Allowing this entrance will be negligent on the cities and developers part, as there will be serious accidents. There has been many accidents on this road in the last few years so we ask you look at the current ratio of accidents and what it would mean by adding 200+ homes. We are not able to have a nice mailbox, as yearly it is destroyed by vehicles wrecking due to the ice that does not melt on a very sharp curve in front of our driveway. We have met with the builders twice and has been met with no change/alternatives provided.
- This development will back up to a much more rural area and has been purposefully protected by the Nashville Next agenda. Allowing these houses via R10 or even R6 will not only hurt the property values of the surrounding houses, but again is not in character with the surrounding community on that street that averages well over 16 acres per house. The development is not in accordance with the Nashville Next initiatives and This land should be ultimately changed to T2.
- This development will cause massive tree removal, as the current location is dense forest including cedar glades.

We ask the Planning Commission exercise its authority to NOT to approve this type of proposal, as it will be clearly the best direction for this communities current character now and future development opportunities.

Sincerely,

Marty, Michelle, & Chase Southerland

605 Brick Church Lane

Whites Creek, TN 37189

615-618-2000

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

From: Laura Bobel [mailto:laurabobel@yahoo.com]
Sent: Wednesday, November 08, 2017 9:53 AM
To: Planning Commissioners
Subject: Opposing

Opposing item #6 on the agenda - 2017S-266-001

Sent from my iPhone

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

From: Elaine McReynolds [mailto:elainemcreynolds@att.net]
Sent: Tuesday, November 07, 2017 11:36 PM
To: Planning Commissioners; Haywood, Brenda (Council Member)
Subject: Opposition to Brick Church Lane project 2017S-226-001

Please do NOT approve the proposed deviation from the Bordeaux-Whites Creek Community Plan. While the proposed cluster concept does reduce the number of dwellings in this R-10 area, it does not produce the sense of space and openness that would enhance the neighborhood.

I have voiced my opposition to this proposal at two public meetings.
Elaine A. McReynolds

Sent from my iPad

From: Gladies Herron [mailto:gladiesherron@yahoo.com]
Sent: Tuesday, November 07, 2017 10:10 PM
To: Planning Commissioners
Subject: Case 2017S-226-001, Brick Church Lane

Dear Commissioners:

I am writing out of concern for neighbors who live on rural Brick Church Lane with curves, **limited sight distance, and steep hills near the** particular section of the two-lane roadway where this urban, high density subdivision development is proposed.

A major public health and safety concern is that the traffic impact study (TIS) supporting the subdivision development simply focused on calculating the number of additional trips expected to be generated from the 193 residential houses. The study did not regard the safety factor of the geometric features of Brick Church Lane rural, limited sight roadway that was built years ago for a low density, rural neighborhood compared to the proposed heavy urban traffic neighborhood.

Given the terrain of rural Brick Church Lane, models predicting vehicular accidents need to be taken into consideration to determine whether this proposed development off a rural roadway with hazardous terrain will adversely impact **the health and public welfare** of Metro Nashville residents living and driving on Brick Church Lane.

My neighbors and I would great appreciate your taking into consideration the roadway safety factor of Brick Church Lane with geometric features designed years ago for a low density rural neighborhood to accommodate now the proposed traffic increase of 400 or more vehicles on a daily basis without any improvement or expansion of it.

Gladies Herron

609 Cherry Grove Pt

Whites Creek

From: j j [mailto:tenbones190@yahoo.com]
Sent: Tuesday, November 07, 2017 10:08 PM
To: Planning Commissioners
Subject:

To whom it may concern,

The cluster of homes this proposal would put forth is 6,400% more dense in homes per acre than the current layout of the neighborhood. This is unacceptable and a clear exploit as most of the proposed "open space" is not usable. Nearly the entire area for this project would be tearing down densely forested areas that include Cedar Glade ecosystems. There are already 800 homes approved or proposed in the area with basically no infrastructure to support them. The neighborhood, to the person, opposes this proposal. It would destroy the current way of life for the residents and permanently change the rural character of the neighborhood. Please, use your authority to vote against this plan. Thank you for reading this.

Jaime Hudson

From: Elise Hudson [mailto:elise@elisehudson.com]
Sent: Tuesday, November 07, 2017 10:02 PM
To: Planning Commissioners
Subject: Aerial Footage of Brick Church Lane - Please Oppose Development of 200 Lots

This is a link to an aerial video of the property where the BCL development is proposed. Notice the dense forest and rural nature of the area - which should not be T3NE policy.

<https://vimeo.com/241014828>

The opening scene is over the existing structures at 536 Brick Church Lane - which would be surrounded in a U-shape by the proposed 200 homes - all where the dense tree cover is at the bottom of the screen/video as the drone shifts perspective. The proposal is clearly out of character for the neighborhood despite the misapplied policy.

Thank you for your consideration,

Elise Hudson

4601 Whites Creek Pike

Whites Creek, TN 37189

From: Amanda Delph [mailto:zabd13@goldmail.etsu.edu]
Sent: Tuesday, November 07, 2017 9:08 PM
To: Planning Commissioners
Subject: Opposition of item #6 - Brick Church Lane (2017S-226-001)

To whom it may concern:

I'm writing this in regards to agenda item #6 - Brick Church Lane (2017S-226-001). It is the planning commission's responsibility to oppose any proposals that do not meet the character of the community.

I'm strongly opposed to the current plans to take dense forest and turn the land into a neighborhood that is not suitable for the area.

Mayor Megan Berry is continuously speaking in regards to green space, tree canopies preservation, and parks in the Nashville area. The topography of this area directly reflects the vision of Mayor Berry and preserving the Nashville area tree canopies. These dense forests areas cannot be replaced at take up a vast majority of Brick Church Lane.

Lastly, at the risk of sounding juvenile, I would like to take a moment to behoove those of you reading this to watch the well known movie "The Lorax." However, taking a risk that you may not actually watch it, here is quote and a 3 minute video clip from Dr. Suess that we can all learn a lesson from. The first, "I am the Lorax, I speak for the trees. I speak for the trees, for the trees have no tongues." and the second, <https://youtu.be/Slpz0D35oRI>.

Thank you for your time and even though this ended in a light hearted video, please do not mistake this as a light hearted situation. Remember, it is your responsibility!

Thanks,

Amanda Hudson

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

From: Ivan Chester [mailto:ivan@yazoobrew.com]
Sent: Tuesday, November 07, 2017 9:01 PM
To: Planning Commissioners
Cc: Davis, Anthony (Council Member)
Subject: Item 6 for Thursday's meeting

Planning commissioners,

My vote is AGAINST item #6 for Thursday's meeting agenda November 9th

Brick Church Lane (not Brick Church Pike) is currently a rural residential corridor that, to my limited understanding, is zoned to have at least a 2 acre lot and a minimum of square footage residential structure if new construction is to be done. Correct me if I'm wrong?

As a Davidson County resident, we must plan our development responsibly during this time of unforeseen growth, so that future generations don't have the issues that we have dealt with from previous generations' lack of planning.

For Thursday's planning meeting item #6, the 65 acre development that is a subdivision of a currently wooded hillside property, please consider the needs and desires of the residents on Brick Church Lane (separate from Brick Church Pike) when planning for this development.

As a county resident my concerns are ranked in priority of:

1. Traffic and pedestrian congestion on current roads- more lots subdivided = more families commuting on a quiet 2 lane road. Require sidewalks be built as part of the development.
2. Preservation of rural style green space and environment- if development is to occur, keep old growth trees intact, protect water ways like Whites Creek, for examples
3. Increase property values by encouraging unique housing developments incorporating larger lots and architectural detail requirements in areas where such potential exists to create higher value properties. Think Tyne Blvd style estates on the north side of town. Build it and they will come. Whites Creek is not the "affordable housing" corridor.

-Ivan Chester
1316 McChesney Avenue
Nashville, TN 37216

From: Jason Grafton [mailto:graftonjr@yahoo.com]
Sent: Tuesday, November 07, 2017 8:09 PM
To: Planning Commissioners
Cc: Haywood, Brenda (Council Member); Elise Hudson
Subject: Brick Church Lane proposed development

Dear Commissioners,

I encourage you to oppose the Brick Church Lane development (Agenda #6) because the proposed road locations are dangerous and both have limited visibility. The west road is close to a blind curve and the east road is on a blind hill.

My wife was recently involved in an accident in this area. She was on Brick Church Lane going towards Brick Church Pike. She came over the blind hill and another motorist pulled out in front of her. Luckily, her and my three year old daughter were not seriously injured. Our car was almost totaled and required significant repairs.

Some issues with the proposal are:

- The eastern new road is diagonal and not aligned with the existing road at Trail Hollow
- All new Metro roads must meet AASHTO site distances per Subdivision Regulation 3-9, 2,a.
- Minimum site distance on BCL is 445 feet each direction (per the Planning Staff Report/AASHTO regulation)
- Neither new road seems to meet these minimum sight distances in both directions due to the curve to the west and the hill to the east (see attached maps/measurements)
- The West Road is limited to about 364 feet looking to the West (blocked by a blind curve)
- The East Road is limited to about 266 feet looking to the East (blocked by the I-24 overpass downhill)and about 425 feet looking to the West (blocked by the crest of the hill)

Please disapprove the Brick Church Lane proposal.

Sincerely,

Jason Grafton

703 Brick Church Lane

Whites Creek TN

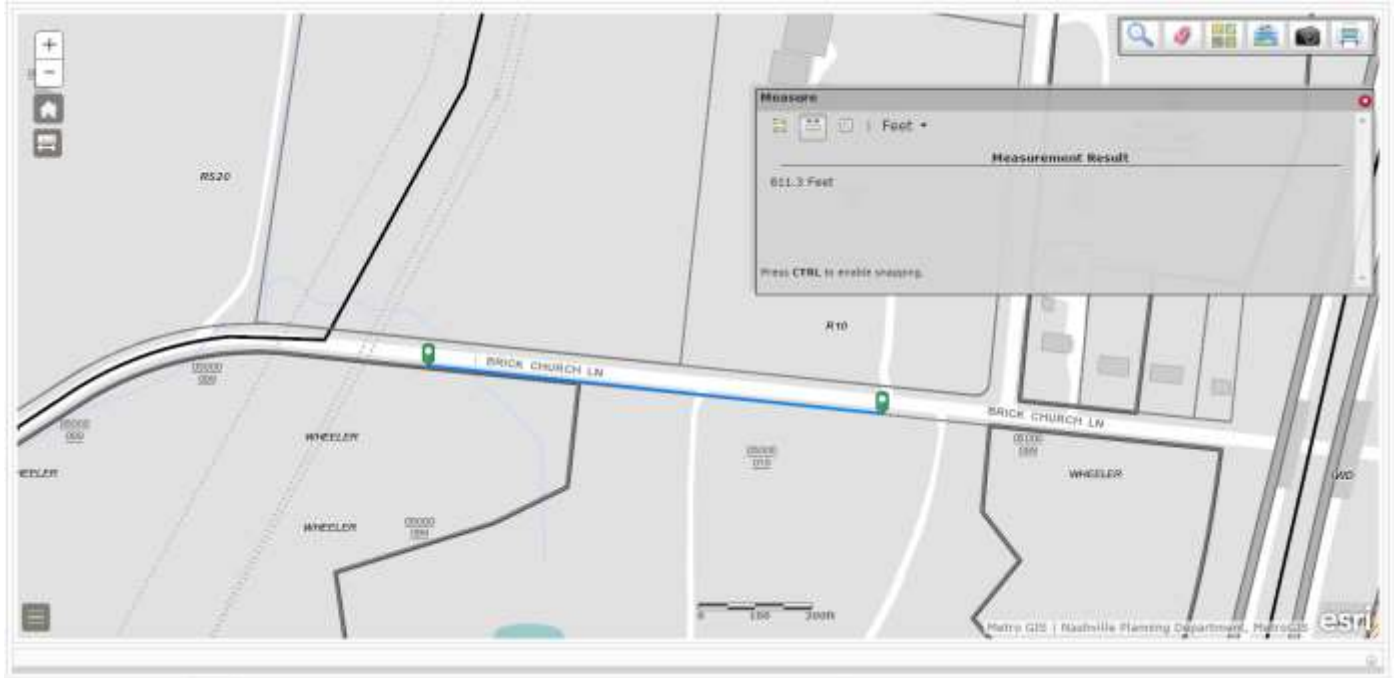
615-924-2544

graftonjr@yahoo.com

(Maps and photos follow)













From: John Hamilton [mailto:jacksinfine@gmail.com]
Sent: Tuesday, November 07, 2017 6:42 PM
To: Planning Commissioners
Subject: Whites Creek

Hi, My name is John Hamilton. I live on Dry Fork Rd. in the 37189 zip code. I think Nashville and Davidson County really can benefit from keeping some areas rural. This area is some of the most beautiful in the state. Please keep it rural by not approving development. Please vote no on 20175-266-001. I have lived here since 1998. My ancestors lived here in the 1800s. Please preserve some history! Thanks ,John G. Hamilton 615=864-3583

Sent from [Mail](#) for Windows 10

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

From: Herman Southerland [mailto:hhsjr2050@yahoo.com]
Sent: Tuesday, November 07, 2017 2:01 PM
To: Planning Commissioners
Subject: Brick Church Lane Subdivision (Item # 6) - Request to Re-Open Public Hearing 11/09/17

>> Dear Planning Commissioners,

>> I am against this proposal for many reasons:

>>

>> 1.) Traffic Safety... the proposed turn in/out to the development is on a hill near a curve (it is a blind spot for pulling out/in traffic) Many accidents occur on this road without added traffic.

>>

>> 2.) The preposed development is R10. However, the entire surrounding area is T2 and AR2A. With 5+ acres and have rural natures.

>>

>> 3.)There are No lighting, sidewalks, or trash pick up for our area.

>>

>> 4.) Brick Church Lane currently has low water pressures.

>>

>> 5.) Brick Church Lane is a very narrow street with high hills and blind curves where preposed entrance for development is to go.

>>

>> 6.) I have lived here my entire life...When it snows the hill and curve on Brick Church Lane is blocked by the sun. Thus after snow & ice melts in most areas; Brick Church Lane's hill and curve maintain ice and snow for many days after. Accidents happen EVERY time it snows and Brick Church Lane has even made the news for such purpose.

>>

>> 7.) I am Not Opposed to the development. However, I am opposed to building this many houses in this proposed density. As it will cause travel issues on Brick Church Lane.

>>

>> 8.) I have invested well over a million in my property and this proposed development will KILL my property value and without a doubt Metro will Not reduce my Taxes for Destroying my property value.

>>

>> 9.) I have concerns with crime rates increasing. We have already had 4 murders on our street.

>>

>> 10.) There are known slave graves on proposed area of development.

>>

>> 11.) Proposed development will back up to the interstate I- 24, Briley Parkway, and Fed Ex. Thus will add noise to our area.

>>

>> 12.) The proposed development will be on hills. Thus causing water erosion. It will contribute to the existing flood area that currently happen on Brick Church Lane. Which as of the last flood on August 31, 2017 this caused a Traffic accident.

>>

>>

>> If you have invested more than a million in your property, Would you be happy having this development across the street from you?

>>

>>

>> Sincerely Yours,

>>

>> Herman and Connie Southerland

>> 641 Brick Church Lane

>> Whites Creek, TN 37189

>>

>>

>>

>>

>> Sent from my iPad

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

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

Sent: Tuesday, November 07, 2017 1:32 PM

To: Planning Commissioners

Subject: Proposed development brick church lane

Dear commissioners,

I am writing to express disapproval of proposed development on brick church lane, even with the transportation department' s recommendation of turning lanes onto brick church pike.

Brick church pike is narrow, with ditches on either side, all the way from briley parkway to old hickory Blvd...no place to construct a middle turning lane, to allow drivers to stop and turn into village trace subdivision homes, or accommodate additional traffic volume from proposed development at 4000 brick church pike.

I highly recommend a low density, single family development at the brick church lane location. Thank you for your time

Susan Jata
3920 oxbow drive
Nashville tn. 37207
Sent from XFINITY Connect Application

From: Bunt, Amy [mailto: Amy.Bunt@aig.com]
Sent: Tuesday, November 07, 2017 1:22 PM
To: Planning Commissioners
Subject: Item #6 - Brick Church Lane (2017S-226-001)

To whom this may concern:

I would like to oppose this development *as proposed* because of the following issues:

- Proposed development is incompatible with the rural character of the community.
- The neighborhood unanimously opposes this development.
- The homes and farms on Brick Church Lane average 16 acres per unit. This cluster lot development is 6
- The proposal exploits the cluster lot process to gain greater density while offering none of the expected (TVA lines).
- Nearly all of the lot is dense forest and likely includes rare and fragile Cedar Glade ecosystems - counter
- The area is currently T3NE policy, intended for suburban areas seeking higher density, but no suburban landlocked by interstate 24 and Briley Parkway, largely surrounded by T2 Rural, within an established ru

- There are nearly 800 additional homes already approved or proposed within a 1.5 mile radius of this site
- The new roads proposed have limited visibility and are blocked by a blind curve to the west and a hill to the east

My name is Amy Shoaf Bunt. I currently reside at 6217 Palomar Court, Nashville, TN; however, my mother's family has lived there and been a part of this community since the late 1950's. My father was instrumental in the development of this community and can attest to the fact that Brick Church Lane is extremely dangerous with the current traffic flow. The idea of adding more homes to this community, is just asking for daily fatalities. Putting this many houses in such a small area only lends itself to more accidents.

We would like this area to become more safe, yet stay a community where the residents can benefit from the amenities that are currently there.

I strongly ask that you PLEASE use your authority as the Planning Commission to disapprove agenda item #6 - Brick Church Lane (2017S-226-001) this Thursday.

Thank you!

Amy



Amy Shoaf Bunt | Director, Experience Studies | Actuarial Support
460S | 2 American General Center | Nashville, TN 37250 | (615) 749-1042 | Amy.Bunt@aig.com

From: Lainie Marsh [mailto:lainiemarsh@gmail.com]
Sent: Tuesday, November 07, 2017 5:49 PM
To: Planning Commissioners
Cc: Elise Hudson; Lisa; LAURA BIGBEE-FOTT
Subject: Agenda Item #6 - 2017S-266-001

Dear Commissioners,

I know Nashville is in a housing crisis, but the proposed high-density development referenced above will destroy the rural character of the Whites Creek community and create an untenable burden on existing infrastructure, particularly as regards an additional 800 home development already in the pipeline for the vicinity. Environmental degradation of the densely forested tract on Brick Church Lane near Trail Hollow Road would be entirely uncalled for and would certainly not support the Mayor's desire to keep what remains of the county's endangered tree canopy.

I have no opposition to affordable housing projects that are developed with sustainability as the interlocking foundation of healthy economies and stable eco-systems. Overpopulation is a global reality that thinking people everywhere are facing together with a commitment to finding win/win solutions. The project proposed herein, however, does not rest firmly on the pillars of the People/Planet/Profit sustainability paradigm in that the people of the community will not be treated fairly and equally; an oxygen-rich corner of the natural world will be ruthlessly cut down; and the only profitability resulting from the enterprise will belong to developers who have no interest, vested or otherwise, in the first two pillars.

Nashville, like so much of the world, is at a crossroads. It's either going to go the way of unchecked and unscrupulous urbanization or it's going to pause long enough for the "moral imagination" to take hold. There's a higher purpose for its outlying green fields, where sustainability can interlock with society, the environment, and the economy. All that's needed is the political will of the people to do better than business as usual.

Sincerely,

Lainie Marsh

3891 Knight Drive

Whites Creek, TN 37189

Item 25a/b/c. STRPs

From: Blake Pedersen [mailto:rbpede@gmail.com]
Sent: Wednesday, November 08, 2017 2:22 PM
To: Planning Commissioners
Subject: Support Nashville's New Short-Term Rental Ordinance

Dear Member Planning Commission,

I am writing you to ask for your support in protecting short-term rentals and the value they bring to the Nashville community. It is important for the Planning Commission to vote YES on Substitute Ordinance 937, which will preserve the economic benefits STRPs bring to the city, while creating requirements that make enforcement easier.

Nashville's STRPs have existed in our city for decades. They provide our residents with a critical source of income, bring visitor spending to neighborhoods that traditionally do not benefit from tourism, and expand the opportunities for families to visit the Music City we call home.

Thank you for your work on STRP regulations in Nashville. We have finally found a solution that will work for all groups involved. For this reason, I urge you to support Substitute Ordinance 937 and to pass the bill with no amendments. Bill 937 will protect property rights, preserve the economic benefits of STRPs, and ensure accountability and responsible renting.

Regards,
Blake Pedersen
1307 6th Ave N
Nashville, TN 37208

From: Bonnie Bashor [mailto:bonnie.s.bashor@gmail.com]
Sent: Wednesday, November 08, 2017 12:50 PM
To: Planning Commissioners
Subject: Opposition to BL2017-937

Dear Metro Planning Commissioners:

BL2017-937 is not a compromise bill; it is a capitulation to the Short-Term Rental industry. It grandfathers in all current STRs, even investor-owned STRs acting as commercial businesses in our residential neighborhoods. If this bill passes, the four non-owner occupied STRs within 300 feet of my house and each other will still be operating. BL2017-937 would give us no relief from the blatant and explicit commercialization of our neighborhoods.

BL2017-937 clearly and explicitly makes non-owner occupied STRs a commercial use. This should automatically cause these STRs to be unacceptable in residential neighborhoods, just as other businesses operated in homes in residential areas are unacceptable. Why do you consider these STRs to be an acceptable commercial use? These investor-owned, non-owner occupied businesses disrupt our neighborhoods, take away precious city parking from residents, take away neighbors, and diminish the stock of affordable housing are allowed in residential neighborhoods.

Bonnie Bashor
902A Locklayer St, 37208
Council District 19

From: Lindsay Wentworth [mailto:lgwentworth@gmail.com]
Sent: Wednesday, November 08, 2017 1:55 PM
To: Planning Commissioners
Subject: Vote YES on Bill 937!

Dear Member Planning Commission,

Thank you for your time and consideration of short-term rental property (STRP) regulations in Nashville.

As a short-term rental supporter, I urge you approve Substitute Ordinance 937, which represents the policy solutions reached by the STRP Ad Hoc Committee, and will allow all STRPs in Nashville to continue to operate responsibly across the city. STRPs have been a part of Nashville's culture for generations, and responsible short term rental operators like me have only enhanced the quality of our neighborhoods and strengthened our local economy.

Bill 937 will protect my right to use my home for short-term rental, while ensuring accountability and responsible renting. Please approve this ordinance and support Nashville's short-term rental community!

Regards,
Lindsay WentworthS

From: Nathan Pyle [mailto:nathan.s.pyle@gmail.com]
Sent: Wednesday, November 08, 2017 1:50 PM
To: Davis, Scott (Council Member)
Cc: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: District 5 Constituent Concerns and Recommendation

Councilman Davis,

As a Nashville resident since 2012 and a current constituent of District 5 I am asking for your support. In October of 2016 at the age of 27, I made an investment into my future by purchasing a property in East Nashville. Now in 2017 and only one year later I'm in fear that my city government is going to take that investment away. As a property owner I realize I have a responsibility to adhere to the City ordinances and be a good neighbor to others who have invested in the neighborhoods where we make our homes. However I also believe a property owner should have the right to invest in properties using limited liability companies in compliance with existing Tennessee statutes and manage their property in a way that is most economical for the owner. What I feel is happening though, is that proposed amendments will violate the balance between property owners rights and the City's responsibility for assuring others property rights are protected.

Currently proposed BL2017-608 would not resolve the current issues between STRPs and fellow home owners and only create a greater divide. It does address many of the issues that both sides agree need to change through increased regulation (addition of Host Compliance is a great step forward). However it still includes legislation that harms home owners like myself who have invested in property using an LLC and hold a Type II STRP. Even BL2017-981 and BL2017-982 have elements that are unfriendly to Type II STRPs.

Therefore, I ask for your support and the Planning Commission to vote YES on Substitute Ordinance 937. The bill includes all the regulations to ensure all types of STRs are operating in a manner that protects the neighborhoods but that also does not violate any home owners property rights.

From your fellow District 5 resident,

Nathan Pyle
nathan.s.pyle@gmail.com

From: Dana Cutright [mailto:danacutright@comcast.net]
Sent: Tuesday, November 07, 2017 7:09 PM
To: Planning Commissioners
Subject: Vote YES on Bill 937!

Dear Member Planning Commission,

Thank you for your time and consideration of short-term rental property (STRP) regulations in Nashville.

As a short-term rental supporter, I urge you approve Substitute Ordinance 937, which represents the policy solutions reached by the STRP Ad Hoc Committee, and will allow all STRPs in Nashville to continue to operate responsibly across the city. STRPs have been a part of Nashville's culture for generations, and responsible short term rental operators like me have only enhanced the quality of our neighborhoods and strengthened our local economy.

Bill 937 will protect my right to use my home for short-term rental, while ensuring accountability and responsible renting. Please approve this ordinance and support Nashville's short-term rental community!

Regards,
Dana Cutright
204 E Pearson Ct
Nashville, TN 37076 ◻

From: Dana Cutright [mailto:danacutright@comcast.net]
Sent: Tuesday, November 07, 2017 7:09 PM
To: Planning Commissioners
Subject: Vote YES on Bill 937!

Dear Member Planning Commission,

Thank you for your time and consideration of short-term rental property (STRP) regulations in Nashville.

As a short-term rental supporter, I urge you approve Substitute Ordinance 937, which represents the policy solutions reached by the STRP Ad Hoc Committee, and will allow all STRPs in Nashville to continue to operate responsibly across the city. STRPs have been a part of Nashville's culture for generations, and responsible short term rental operators like me have only enhanced the quality of our neighborhoods and strengthened our local economy.

Bill 937 will protect my right to use my home for short-term rental, while ensuring accountability and responsible renting. Please approve this ordinance and support Nashville's short-term rental community!

Regards,
Dana Cutright
204 E Pearson Ct
Nashville, TN 37076 ◻

From: Allen D [mailto:cptan69@gmail.com]
Sent: Wednesday, November 08, 2017 6:41 AM
To: Planning Commissioners
Subject: Support Nashville's New Short-Term Rental Ordinance

Dear Member Planning Commission,

I am writing you to ask for your support in protecting short-term rentals and the value they bring to the Nashville community. It is important for the Planning Commission to vote YES on Substitute Ordinance 937, which will preserve the economic benefits STRPs bring to the city, while creating requirements that make enforcement easier.

Nashville's STRPs have existed in our city for decades. They provide our residents with a critical source of income, bring visitor spending to neighborhoods that traditionally do not benefit from tourism, and expand the opportunities for families to visit the Music City we call home.

Thank you for your work on STRP regulations in Nashville. We have finally found a solution that will work for all groups involved. For this reason, I urge you to support Substitute Ordinance 937 and to pass the bill with no amendments. Bill 937 will protect property rights, preserve the economic benefits of STRPs, and ensure accountability and responsible renting.

Regards,
Allen D
1105 Holly St
Nashville, TN 37206

From: Zijlstra, Andries [mailto:andries.zijlstra@vanderbilt.edu]
Sent: Tuesday, November 07, 2017 2:11 PM
To: Planning Commissioners
Subject: Uphold your integrity and protect the families of the urban core

Dear members of the Nashville Planning Commission,

Yesterday I heard the very disturbing news that the Ad Hoc working group on STR, after delaying their input for much of this year, has effectively sacrificed the families of the urban core by maintaining the 3% STR occupancy in the Urban Zoning Overlay (UZO) and allowing only 1% in areas outside the UZO. Moreover, all the bad actors and non-permitted STRs which triggered our city-wide concerns will be grandfathered in without repercussions or limitations.

The proposal is no less preposterous and deleterious for our families than a previous proposal to allowed all of TN to ban STR except Nashville!

The fact that the proposal is being rushed to the planning commission in less than a week from its completion only underscores that fact that **this is an act that undermines the very democratic process by which our city and the community within it expects to do business.**

We call upon your integrity and ask you to support the families and homeowners you represent by rejecting the proposal from the ad hoc working group (BL2017-937) and instead support the original proposal (BL2017-608).

Homeowners and families of the urban core are increasingly active in this process and, I am sure that you know, we will not step down from our commitment to protect the very neighborhoods that we live in. Please join us in this fight for a sustainable urban core.

Thank you.

Andrew Zijlstra

I live in the Edgehill Neighborhood

I am a member of the Edgehill village neighborhood association

I own a home and live on Villa Place for more than 10 years.

From: Stephanie Becker [mailto:stephbecker78@gmail.com]
Sent: Tuesday, November 07, 2017 1:52 PM
To: Planning Commissioners
Subject: BL2017-937

Metro Planning Commissioners,

Below is a letter in regard to BL2017-937. I understand there is a public hearing with the Planning Commission on -937 this Thursday. Below are some thoughts I shared with our Metro Council Members. I've been encouraged to share my letter with the Planning Commissioners. I address these thoughts to you for consideration:

I'm asking you to oppose Jim Schulman's sponsored BL2017-937. Investor owned, Type 2, short term rentals have no place outside of commercially zoned areas of Davidson County. Residential neighborhoods are being distorted into tourist party zones.

On occasion, I rent out my home (to help pay my property taxes, an issue linked to investor owned property in residential areas). My husband and I either stay behind while the other takes off with the kids, or we get a house sitter to keep watch over house while it's being rented out. This is to protect our neighborhood from tourists who attempt to break our rental agreement which prohibits parties at the house. We have asked guests to leave when we've witnessed abuse of our rental agreement (only once, thankfully!). We do this as a courtesy to our neighbors. No one needs to be kept awake past a reasonable hour due to loud music and drinking.

When investors buy up homes in residential neighborhoods, the landscape is greatly altered. With the physical landscape, investors aren't around to responsibly manage a rental property. The financial landscape is altered as well. Financially, a huge burden is put on longtime residents' property taxes (why we started renting our home in the first place!) and it keep potential buyers who make a decent wage from out bidding investors. Our neighborhoods need homeowners, not bankrolled investors.

Aside from these human impacts, below is a list of facts that should heed you all to come to legislation protecting residents who voted for you to do the right thing:

- * 937 is the most anti-neighborhood piece of legislation introduced in the Metro Council in years;
- * 937 is not a compromise; if anything, it's a surrender/capitulation to the interests of the STR industry;
- * 937 "grandfathers" in all current STRs;
- * 937 does nothing to reduce the overall impact of "tourists" replacing "neighbors" in our neighborhoods;

* 937 explicitly makes non-owner occupied short-term rentals a commercial use, but would allow them to operate in residential zones without going through a rezoning process. Why should STRPs receive preferential treatment in this way?

* 937 and the entire STR Committee process was little more than a subterfuge to de-rail consideration of 608. Councilman Shulman never allowed the Committee to even discuss 608;

* 937 does nothing to meaningfully increase enforcement:

* no additional Codes inspectors for enforcement;

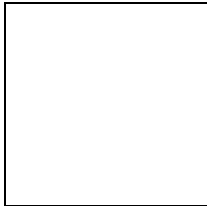
* no additional Police officers for enforcement;

* 937 does nothing to streamline or improve the complaint process; 937 still leaves the burden on adjacent homeowner for enforcement;

* 937 treats neighborhoods unequally; 937 penalizes those neighborhoods that have been the most negatively impacted by commercial STRs, leaving their cap at 3%, while protecting suburban neighborhoods, the least now affected, by lowering the number of STRs outside the Urban Zoning Overlay to only 1%;

* 937 contains NO LANGUAGE explicitly prohibiting STR platforms from posting illegal STRs on their websites;

* In fact, 937 is not substantially different from our current ordinance in how it approaches enforcement; the major difference, 937 clearly states non-owner occupied STRs are commercial uses.



Incidentally, I voted for Jim Schulman in the last local elections. Since he's so comfortable in deep pockets, he will not get my vote next time around. I'll be looking to see who votes which way, and I'll be sure to take that into consideration in the next election. Also, I have a big mouth and will tell all my friends which way to vote since they always ask me who to vote for. Think about it. Act responsibly. Defend your constituents against Type 2 STRs and their investors.

Thank you,

Stephanie Becker

4410 Nevada Ave

Nashville, TN 37209

615-414-1514

“Accept the children the way we accept trees—with gratitude, because they are a blessing—but do not have expectations or desires. You don’t expect trees to change, you love them as they are.”

~ Isabel Allende

From: Loni Walters [mailto:loni@musiccitymagnolia.com]
Sent: Wednesday, November 08, 2017 2:07 PM
To: Planning Commissioners
Subject: Support Nashville's New Short-Term Rental Ordinance

Dear Member Planning Commission,

I am writing you to ask for your support in protecting short-term rentals and the value they bring to the Nashville community. It is important for the Planning Commission to vote YES on Substitute Ordinance 937, which will preserve the economic benefits STRPs bring to the city, while creating requirements that make enforcement easier.

Nashville's STRPs have existed in our city for decades. They provide our residents with a critical source of income, bring visitor spending to neighborhoods that traditionally do not benefit from tourism, and expand the opportunities for families to visit the Music City we call home.

Thank you for your work on STRP regulations in Nashville. We have finally found a solution that will work for all groups involved. For this reason, I urge you to support Substitute Ordinance 937 and to pass the bill with no amendments. Bill 937 will protect property rights, preserve the economic benefits of STRPs, and ensure accountability and responsible renting.

Regards,
Loni Walters
213 Wauford Dr
Nashville, TN 37211

From: Meredith Herndon [mailto:nashvillenative@icloud.com]
Sent: Wednesday, November 08, 2017 2:02 PM
To: Planning Commissioners
Subject: Support Nashville's New Short-Term Rental Ordinance

Dear Member Planning Commission,

I am writing you to ask for your support in protecting short-term rentals and the value they bring to the Nashville community. It is important for the Planning Commission to vote YES on Substitute Ordinance 937, which will preserve the economic benefits STRPs bring to the city, while creating requirements that make enforcement easier.

Nashville's STRPs have existed in our city for decades. They provide our residents with a critical source of income, bring visitor spending to neighborhoods that traditionally do not benefit from tourism, and expand the opportunities for families to visit the Music City we call home.

Thank you for your work on STRP regulations in Nashville. We have finally found a solution that will work for all groups involved. For this reason, I urge you to support Substitute Ordinance 937 and to pass the bill with no amendments. Bill 937 will protect property rights, preserve the economic benefits of STRPs, and ensure accountability and responsible renting.

Regards,
Meredith Herndon
304 Radnor St
Nashville, TN 37211

From: Jerry Driscoll [mailto:jerry.driscoll@me.com]
Sent: Tuesday, November 07, 2017 1:09 PM
To: Planning Commissioners
Subject: Bills BL2017-608 & BL2017-937

To whom it may concern,

I have two properties in the East Nashville 37206 neighborhood. One is my primary residence and one is for another relative. You are hearing bill BL2017-937 (on your docket as 2017Z-024TX-001) this Thursday at your meeting. I would like to give you my comments on this bill.

The house I bought in East Nashville sold for what I think is a high price but is considered at market price for Nashville. Since that time the house next to me has become a non-owner occupied (NOO) STR. I personally do not have any issue with someone wanting to rent their house, part of their house, or garage apartment out as a STR if they occupy the residence a majority of the time. This gives them control over the people staying there and complaints can be directed to them to deal with in real time. But I do have a big problem with the current trend of setting up basically hotels in residential neighborhoods. That is the non-owner occupied STR's.

My issues with this are: You can relate anything in here to the current bill

- When my neighbor (house owned by an LLC) wanted to convert the house to a non-owner occupied STR all he did was send a one sentence registered letter to me telling me that he was applying for a permit.
 - There was not any option to comment to the city on why I objected prior to issuing a permit.
 - There was not any polling of surrounding neighbors on whether they objected or not. Why not require a 75% level of approval from neighbors that adjoin or adjoin adjoining property in order to get a STR permit.
 - There was not any information on the notice as to where I could lodge complaints about the STR or what rules they had to follow or what rights I had on the notification. That is before a permit was issued and after when it is in operation.
 - There was not any information about the guidelines they had to adhere to as a STR.
- I believe non-owner occupied STR's are not managed closely to whom is coming and going or activities while rented. This can affect the neighbors.
- These STR's can affect the surrounding neighbors property value. Could I sell my property to someone who has small children now? This affects the pool of potential people that would want to purchase the property. To not give the surrounding property owners a stronger say in whether they should be established in a location is not democratic, responsible, or respectful to your other citizenry.
- There should be a longer and more difficult process for a NOO to have to qualify, of course, including neighbor input.
- My understanding is that they cannot make noise after 10pm. But what happens when you are wanting to sit and enjoy your front porch before 10pm and they are louder than needed but not obnoxious. Who do I contact? That affects my ability to enjoy my property.

Bottom line, I know currently Nashville needs places for people to stay on a short term basis when visiting. I am extremely pro business. But there needs to be a separation between where single or even multiple family residences are located and hotels. I believe strongly that only owner occupied STR's should be allowed in residential areas.

Specifically here are my objections to the 937 bill:

- This bill should not grandfather STR's that do not meet the new requirements for zoning. I agree with the wording in 608 that eliminates the NOO in single family residences on a future date. Why keep a wrong thing perpetuating. The 608 bill gives the LLC's time to sell noncompliant houses for a profit.
- No STR owner non occupied house should reside in a residential neighborhood that currently does not have a hotel currently within X distance. To allow one every 1,320 feet apart does not solve the "I do not want it next to me" issue. It just spreads it out.
- All the bills should require a potential STR applicant to inform neighbors with a formal document that tells them everything I discussed above. What are your rights, where to report noncompliant issues, where to voice your objections to a permit application, etc. Why should you make the neighbors work to find out this information.
- The process should be altered to include a public comment, hearing, or objection period for all STR applications.
- There should be ways that neighbors/property owners can stop a permit application. This bill as all the others does not give current property owners a say or any control of a process that can affect their quality of life and property value.
- You should require that they have to permanently post a plaque/notice on the outside of the STR Non owner occupied house that gives the permit number, contact information, phone number/email address to file complaints, etc.
- An STR should not be allowed to have a non-permanent structure (foundation embedded in the ground w/permanent power and sewer connections) on the property that is used for STR occupancy.

I appreciate your time.

Jerry Driscoll

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

Sent: Tuesday, November 07, 2017 1:05 PM

To: Planning Commissioners

Subject: Please oppose -937

Planning Commissioners,

I am writing to ask that you please oppose Bill-937.

Type-2 STRs are not "home sharing", it's running an unmonitored self-service mini-hotel out of a house. And regardless of the behavior of the guests, Type-2 STRs are incompatible with residential zoning.

Bill-937 does nothing to change Type-2s operating in residential neighborhoods.

Please oppose -937.

Thanks,

Omid Yamini

1204 N. 2nd St

Nashville, TN. 37207

From: Walt King [mailto:wking@ajaxturner.com]
Sent: Wednesday, November 08, 2017 2:08 PM
To: Planning Commissioners
Subject: Support Nashville's New Short-Term Rental Ordinance

Dear Member Planning Commission,

I am writing you to ask for your support in protecting short-term rentals and the value they bring to the Nashville community. It is important for the Planning Commission to vote YES on Substitute Ordinance 937, which will preserve the economic benefits STRPs bring to the city, while creating requirements that make enforcement easier.

Nashville's STRPs have existed in our city for decades. They provide our residents with a critical source of income, bring visitor spending to neighborhoods that traditionally do not benefit from tourism, and expand the opportunities for families to visit the Music City we call home.

Thank you for your work on STRP regulations in Nashville. We have finally found a solution that will work for all groups involved. For this reason, I urge you to support Substitute Ordinance 937 and to pass the bill with no amendments. Bill 937 will protect property rights, preserve the economic benefits of STRPs, and ensure accountability and responsible renting.

Regards,
Walt King
3235 McGavock Pike
Nashville, TN 37214 <<http://admin.phone2action.com/email/open/leg/67467/24278028>>

