

Comments on December 14, 2017 Planning Commission agenda items, received December 12-13

Item 6, Hall Estates Section 3 Resub of Lot 235

From: Troy Jones [<mailto:troyjones7@gmail.com>]

Sent: Tuesday, December 12, 2017 8:43 PM

To: Sullivan, Deborah (Planning)

Subject: case 2017S-035-001

I am opposed to this sub divide.

Sent from [Mail](#) for Windows 10

Item 10, rezoning S of E Trinity Lane

From: Martha Carroll [<mailto:marthacarroll15@gmail.com>]

Sent: Tuesday, December 12, 2017 5:57 PM

To: Planning Commissioners; Davis, Scott (Council Member); Andrea Fowler; Courtney Williams; Ashonti Davis

Subject: HHNA Planning Committee asks for delay Re: 2017Z-037PR-001

Letter from Highland Heights Chair and Planning Committee copied below and attached.

Thank you,

Martha Carroll, Chair

Highland Heights Neighborhood Association

COPY OF LETTER:

Highland Heights Neighborhood Association Planning Committee

325 Gatewood Avenue

Nashville, TN 37207

December 12, 2017

Metro Planning Commission

800 2nd Avenue South

Nashville, TN 37219

Dear Metro Planning Commission Director Mr. Sloan, Chair Mr. Adkins, and Members: Ms. Bichell, Ms. Blackshear, Ms. Farr, Mr. Gobbell, Mr. Haynes, Ms. Moore, Dr. Sims, Mr. Tibbs, and Councilmember Bedne and Councilmember Scott Davis:

Re: 2017Z-037PR-001: *A request to rezone from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A zoning for various properties south of E Trinity Ln, (36.05 acres), requested by Councilman Scott Davis, applicant; various property owners.*

We are writing to express our concern about developments in our neighborhood—Highland Heights. Our neighborhood association agreed over a year ago to move from NM to NE after representatives from the Planning Department came to talk to our Highland Heights Neighborhood Association. It seemed like the right decision at the time, but since then we have discovered that development is not limited to the major corridors, as many who attended that meeting expected.

While we understand the need for increased density as a way to make more affordable housing possible, and as a way to justify mass transit, and while we favor such growth, we think things are moving fast without adequate planning. We mourn the loss of green space and our tree canopy—the most visible loss.

But our main concern is that we do not have the infrastructure to support this increased density. And it seems these issues are dealt with piece by piece. The overall issues, i.e., water runoff, sidewalks, stop signs or stop lights, and plumbing are issues our city needs to address before any new developments are approved. We wonder how much our city has designated to improve infrastructure and how much is required of investors and developers to make sure adequate systems are in place.

When we consider the overall picture, with new developments already planned and approved for Highland Heights (the development at E. Trinity Lane and Edwin, the build on the four lots adjacent to that build on Edwin, and the development between Meridian and Lischey where the former trailer park was located), we see an enormous increase in housing and traffic. We know some upgrades are being considered, but we do not see infrastructure being made the priority it must be as our neighborhood and other neighborhoods in east Nashville grow at such a rapid pace.

As for the **36.05 acres south of Trinity Lane**, this plan is unclear to us. We are waiting for this plan to be presented to our HHNA Planning Committee and our HH Neighborhood Association. **We request that you defer a decision on this proposal** until we have had a chance to learn more about it.

Sincerely,

Martha Carroll, Chair

Highland Heights Neighborhood Association

325 Gatewood Ave.

Nashville, TN 37207

Andrea Fowler, Courtney Williams and Ashonti Davis, Members

Highland Heights Planning Committee

(attachment follows)

Highland Heights Neighborhood Association Planning Committee
325 Gatewood Avenue
Nashville, TN 37207
December 12, 2017

Metro Planning Commission
800 2nd Avenue South
Nashville, TN 37219
planning.commissioners@nashville.gov

Dear Metro Planning Commission Director Mr. Sloan, Chair Mr. Adkins, and Members: Ms. Bichell, Ms. Blackshear, Ms. Farr, Mr. Gobbell, Mr. Haynes, Ms. Moore, Dr. Sims, Mr. Tibbs, and Councilmember Bedne and Councilmember Scott Davis:

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Sincerely,

Martha Carroll, Chair
Highland Heights Neighborhood Association
325 Gatewood Ave.
Nashville, TN 37207

Andrea Fowler, Courtney Williams and Ashonti Davis, Members
Highland Heights Planning Committee

Items 24a/b/c/d, STRPs/Hotels

From: Nell Levin [mailto:bernellalevin@gmail.com]
Sent: Wednesday, December 13, 2017 9:51 AM
To: Planning Commissioners
Subject: Vote YES on 608

Dear Planning Commission,

I have lived on Forrest Avenue in District 6 for twenty years. Because of our proximity to downtown, our district is the epicenter of the explosion of non-owner occupied short term rentals in the Nashville. I am also on the Affordable Housing Task Force of Nashville Organized for Action and Hope (NOAH). This explosion is having an effect on housing costs and availability in Nashville.

I am an owner-occupied, Airbnb "Superhost." I have rented out one bedroom in my house on Airbnb since 2010, a practice that is in keeping with the stated intent of Airbnb's "homesharing" concept. We are always at home when we have guests. So I am not anti Airbnb per se.

I was recently interviewed for an online article on The Ringer called ***Not in My Neighbor's Backyard: Airbnb has taken over Nashville and the city is reaching its boiling point.*** Dr. Jim Fraser, associate professor specializing in urban and environmental geography at Vanderbilt, was also interviewed for this article. He is conducting a study commissioned by Airbnb on the company's influence on long-term rental pricing in Nashville.

Commenting on the prevalence of short-term rentals in wealthy parts of East Nashville, he said "If these investor-owned short-term rentals were not in East Nashville, would those units of housing then be affordable for people with low and moderate incomes? I don't think they would. But if the amount of units for rent for more affluent populations is decreased by short-term rental, then it's very possible that they're going to go down a rung and start renting units that could be affordable to people at lower income points.....there's going to be a filtering effect."

A duplex on my block was converted to a Type 2 STR several years ago. It was previously a Section 8 rental occupied by two black families who were displaced to outlying areas like Whites Creek. I walk by

this duplex almost every day and it is empty 80% of the time. I also believe it is being operated without a legal permit. It is an example of housing that could be on the long term rental market.

The proliferation of outside investors buying up houses has driven up the price of housing, making it difficult for many families to buy a house in my neighborhood. Yes, my property value has gone up but often at the expense of the character of the neighborhood. I moved to East Nashville in 1996 because I wanted to live in a diverse neighborhood. I wanted to know my neighbors. I wanted to be part of a community. I did not move here to have tourists, who have no connection to me or my neighbors, coming and going every weekend.

I urge you to stand firm and vote for Bill 608 and vote against 937 and the other bills that commercialize our neighborhoods. The investor owners can sell their properties at a handsome profit or rent them out long term. They are not going to go bankrupt as some of them would like you to believe. The property rights that should be upheld are those of residents who moved into residential neighborhoods expecting a quality of life that is rapidly disappearing.

Thank you for your service to Nashville.

Nell Levin

1611 Forrest Avenue

37206

From: Cathy Nugent [mailto:cathenugent@gmail.com]

Sent: Wednesday, December 13, 2017 5:39 AM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: Please VOTE NO on BL2017-937

Dear Planning Commissioners,

Do you think NashvilleNext intended for home-based businesses in residential neighborhoods to be non-owner occupied STRPs or “mini-hotels” run by a corporation in New York City?

Or do you think NashvilleNext just intended for home-based businesses to be non-owner occupied STRPs owned by a Nashville resident who lives in another residence?

Or do you think NashvilleNext did not intend either because neither one is actually a home that someone is living in and running a business from?

I think it's the latter.

Residential zoning is for residents, who live, vote, support the community and pay taxes here. Commercial businesses in this context do not belong in residential neighborhoods. It is not consistent with Nashville Next policy nor is it consistent with Nashville Next guidelines for home-based businesses.

Please support our neighborhoods and do not support BL2017-937.

Thank you for your time & consideration,

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

From: Irwin Venick [mailto:IVenick@aol.com]

Sent: Wednesday, December 13, 2017 9:23 AM

To: Planning Commissioners

Cc: Briley, David (Vice Mayor); Murphy, Kathleen (Council Member); Mendes, Bob (Council Member); Gilmore, Erica (Council Member); Shulman, Jim (Council Member); Cooper, John (Council Member); Hurt, Sharon (Council Member)

Subject: Short Term Rental bills: BL2017-608 (support); BL2017-937 (Oppose); BL2017-981(oppose);

Dear Commissioners,

Unregulated non-owner occupied short term rentals have no place in residential neighborhoods. It was a mistake to initially allow them and they should not be allowed to continue.

Residential neighborhoods must be protected. The only bill that does so is BL2017-608.

For that reason, I request that you vote for BL2017-608 and vote against BL2017-937 and BL2017-981.

Irwin Venick

3916 Kimpalong Avenue

Nashville, Tennessee 37205

615-292-4028

From: Omid Yamini [mailto:omid1130@gmail.com]
Sent: Wednesday, December 13, 2017 9:34 AM
To: Planning Commissioners
Subject: please OPPOSE -937 (and -981, -982, -1005)

Planning Commissioners,

I am writing to ask that you please oppose -937, which allows Type-2 ("investor owned" commercial STRs) and is completely inconsistent with residential zoning.

I would also ask that you oppose all of the other STR related bills that have been proposed: -981, -982, -1005 for the same reason: they allow commercial activity in residentially zoned areas.

Most people who bought homes in residential areas do not want to live next to an unmonitored self-service mini-hotel. We have four investor owned STRs that we can see from our property (well, it's three now- we managed to get one shut down and an actual family lives there now), so I could provide you with first hand stories about Type-2 STRs to try and make a case for why they don't belong in residential areas, but the reality is that "party houses" are not the core issue in my opinion. The core issue is that these houses should be providing homes for actual Nashville residents at a time when we have a well documented and publicized housing shortage, but instead they've been converted into unmonitored self-service mini-hotels. And that is the real problem. The commercialization of residential housing is not something positive for our neighborhoods, or city.

I have sent more (lengthy) emails than I care to remember to MPC and Metro Council (and related parties) about this, and spent just as many in-person hours at meetings, BZA, environmental court, etc trying to educate myself on all aspects of the issue. I would be happy to share any and all information I've gathered from this extensive STR research with any of you who might be interested, but in this case I'm going to keep in short and just ask you to please: support our residential zoning and keep neighborhoods for actual neighbors.

Please oppose all four of the STR related bills that are coming before MPC tomorrow. The only STR bill that offers a real solution is -608, which will phase out Type-2 STRs from residential neighborhoods, which was passed by a majority vote at MPC in April 2017.

Thanks,

Omid

Omid Yamini

1204 N. 2nd St.

Nashville, TN. 37207

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

Sent: Wednesday, December 13, 2017 12:35 AM

To: Planning Commissioners

Subject: STR bills

Earlier you approved unanimously bill 608. This is the only bill that gives assistance to neighbors to eliminate these mini-motels to give them the life they had before these non-owner occupied STRs were given permission to come into our residential neighborhoods in Nashville. There are four bills up for consideration, 937, 981, 982 and 1005. Bill 937 grandfathered in the type 2 non-owner occupied STRs in residential neighborhoods and allows new ones to be permitted there. These type 2s are the sources of the terrible problems of party houses and different groups coming and going to destroy the quality of life and safety of residents and their children. So 937 is not consistent with Bill 608 which you approved because 608 phases out the type 2 non-owner occupied STRs in residential areas but allows them in commercial areas. In addition while 937 puts in lots of rules, there is no way Nashville can enforce these rules to stop all the terrible problems Type 2 STRs create in neighborhoods, an issue not addressed in 937, nor has any other city found a way to eliminate the serious problems except to eliminate Type 2 STRs from residential areas as Bill 608 does. Note Bill 608 is a workable compromise Bill because it allows Type 1 STRs where a live in owner rents out a room, allows Type 2 STRs in commercial areas and allows Type 3 STRs.

Bill 981 grandfathers in current non-owner occupied STRs in R and RS districts, inconsistent with 608. Bill 982 allows an owner of a duplex to obtain STR permits for both units, which is also inconsistent with 608. Bill 1005 allows hotel-motel uses in residential neighborhoods to likewise destroy our neighborhoods.

Bill 608 is the only solution to the terrible problems long term residents in R and RS neighborhoods are having. Thus I urge you to vote NO on Bills 937, 981, 982, and 1005 to save the quality of life and safety of residents in

R and RS neighborhoods.

Joseph Hamilton

Garland Distinguished Professor of Physics

Vanderbilt University

305 Mountainside Dr.

Nashville, 37215

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

Sent: Tuesday, December 12, 2017 11:00 PM

To: Planning Commissioners

Subject: Please Oppose BI2017-937

Dear Metro Planning Commissioners:

I oppose BL2017-937. Non-owner occupied short term rentals (Type 2) are not appropriate land use in residential neighborhoods.

BI2017-937 makes the very same district land use change that some tried to attach as an amendment to BI2017-608 last Spring. The Metro Planning Commission approved 608 without the amendment and I ask that you demonstrate the same wisdom, consistency and integrity for our zoning by voting NO to BI2017-937.

“The Amendment No. 1: Section 4. That section 17.08.030 (District land use tables) of the Metropolitan Code of Laws is hereby further amended by adding under Commercial Uses “Short term rental property (STRP) – Not Owner-Occupied” as a use permitted with conditions (PC) in AG, AR2a, RS80 through RS3.75, R80 through R6-A, RM2 through RM20-A, RM40 through RM100-A, MUN and MUN-A, MUL and MUL-A, MUG and MUG-A, MUI and MUI-A, OG, OR20 through OR40-A, ORI and ORI-A, CN and CN-A, CL and CL-A, CS and CS-A, CA, CF, DTC North, DTC South, DTC-West, DTC Central, SCN, SCC and SCR.”

The MPC staff report on 937 states that with "substantial fines, aggressive enforcement and occupancy limitations, not owner-occupied STRs have the potential to exist in neighborhoods without disrupting the character and enjoyment of those neighborhoods." I disagree. BI2017-937 is a flawed bill and not only because it disregards our long-held zoning tenets; it lacks the crucial ingredient its framers said they must deliver: **“a much better enforcement process.”**

On October 3, 2017 in the Metro Council, the ad hoc STR committee asked for additional time to study the STR problem. The committee members successfully argued they needed more time to finish their work. The chair of the ad hoc STR committee, Councilman Shulman, said *“we are trying to come up with a much better enforcement process. This thing doesn’t work if we don’t have proper enforcement. One of the things we are looking at is whether we have to move it, what do we do with it, but we have to put some teeth behind it because if you have no teeth behind it, nobody’s going to get the inspections, nobody’s going to get the policing of the regulations that we require.”*

I have read the ad hoc STR committee BI2017-937 and ask where is “a much better enforcement process?” Enforcement requires money, time and manpower for Codes, the Police Department and Public Works. Remember the ad hoc STR committee stated “This thing doesn’t work if we don’t have proper enforcement.” Why would the Metro Planning Commission even consider a bill that fails to deliver the component the committee said is necessary for its success?

Thank you for your service to Nashville.

Kathryn Plummer

3416 Benham Ave.

Nashville, TN 37215

From: Jeni Wherley [mailto:jeni.wherley@gmail.com]

Sent: Tuesday, December 12, 2017 10:14 PM

To: Planning Commissioners

Cc: Murphy, Kathleen (Council Member); Roberts, Mary Carolyn (Council Member); Shulman, Jim (Council Member); Withers, Brett (Council Member); O'Connell, Freddie (Council Member); Mendes, Bob (Council Member); Gilmore, Erica (Council Member); Hurt, Sharon (Council Member); Cooper, John (Council Member); Briley, David (Vice Mayor); Jeni Wherley

Subject: Opposition to 2017-937, 2017-981, 2017-1005

Dear Planning Commissioners:

Please do not approve Bills 2017-937, 2017-981 or 2017-1005. These bills allow commercial businesses into residentially zoned areas where neighbors need a respite from traffic, noise and aggravation.

1. The assertion that operating a non-owner occupied short term rental is similar to a home-based business is incorrect. According to the Home Occupation Permit on Nashville.gov:
 - **"The home occupation shall be conducted in a dwelling unit or accessory building by one or more occupants of the dwelling unit."**
 - According to this requirement of a home-based business, a non-owner occupied STR would not be permitted since the operator is not occupying the property.
 - **"No clients or patron may be served on the property."**
 - According to this requirement of a home-based business, STRs would be prohibited.
 - **"Vehicles associate with the home occupation shall be limited to one vehicle with a maximum axle load capacity of one and one-half tons."**
 - According to this requirement of a home-based business, STRs would likely be outside of compliance often. It's common for multiple cars to be parked in the driveway and on streets for larger non-owner occupied STRs.
2. I oppose BL2017-937 for the following reasons:
 - It grandfathers-in all current "not owner-occupied" permit holders and allows new permits for not owner-occupied applicants in R and RS zoned neighborhoods
 - It penalizes neighborhoods such as mine which fall in the Urban Zoning Overlay by retaining a 3% cap in permits issued, while reducing the cap to 1% outside of the UZO.
 - The continued lack of enforcement in STR regulations

3. I oppose BILL BL2017-981 because it's inconsistent with BL2017-608 to phase STRs out (which I support). Although 981 prohibits new permits it is still grandfathering in current non owner-occupied STRs in R and RS districts.
4. I oppose BILL BL2017-982 because it's inconsistent with BL2017-608 to phase STRs out. Allows owner of two-unit dwelling to have STR permits in both units.
5. I strongly oppose BILL BL2017-1005 – because it allows hotel-motel uses (commercial) in residential districts

Please keep ALL commercial uses out of residential zones.

Respectfully,

Jensi Wherley
Demoss Road, White Bridge Rd. Area
Jen.wherley@gmail.com

From: Ginger Byrn [mailto:gbyrn@comcast.net]
Sent: Tuesday, December 12, 2017 10:09 PM
To: Planning Commissioners
Subject: Please do not approve BL2017-937

Dear Commissioners:

Please do not approve BL2017-937.

Non-owner occupied short-term rentals are businesses operating in R and RS zoned residential neighborhoods. If BL2017-937 is approved, the character and integrity of our residential neighborhoods and the quality of life of the people who live in these neighborhoods will continue to be negatively impacted.

I also ask you to oppose these ordinances: BL2017-981, BL2017-982, BL2017-1005.

I support BL2017-608 and hope the Metro Council will vote to approve it.

Thank you.

Virginia Byrn

4323 Lealand Lane, 37204

From: J Garr [mailto:jgarrett244@gmail.com]

Sent: Tuesday, December 12, 2017 8:31 PM

To: Planning Commissioners

Cc: Withers, Brett (Council Member)

Subject: item 24: please oppose -937, 982, 983, and 1005; 2017Z-024TX-001 / 26TX / 27TX / 28TX

Dear Planning Commissioners,

I write requesting you rule in **favor of Nashville's neighborhood integrity**, and thus **opposing these bills**. Although justification for this position could easily span pages or a thesis, we're revisiting an issue with continued supporting data for why non-owner occupied STRs are not a healthy element of residential neighborhoods, and leap-frogging any consideration of other more modest and less impacting home-based businesses.

Staff's analysis fails to define what the context of neighborhood values, and how these "home based businesses" are coherent with these; these are businesses that serve no specific value to community members, for example, I can't buy bread here, or get a haircut, or get a bicycle fixed. They are effectively selling themselves potentially to a global audience that will not have an immediate benefit for me, and for which I have to pay for all downsides that these businesses can present.

They have short-circuited occupancy limits and management to become vastly more cost beneficial and displace long term renters. They are vacant a majority of the week, wasting space, while there are planning arguments simultaneously within neighborhoods to increase density and affordable housing. What?

Further, there is no **anticipated planning analysis either from a growth perspective or sociological impact**. Losing a neighbor is a big deal, to those beside, and the community. The implication of the contrary is offensive, and alarming. The **epidemic-like explosion** of these from 3 years ago was not anticipated at the time; the capping suggested needs to be modeled in its impact and penetration. Higher quotas will saturate, even though naturally that may not have been the tendency. The 1% zones may have been a better fit for fairness and equity of the market, yet its being ruled out with no thorough justification or modeling. Justifications given have been to avoid law suits for grandfathering and also assisting enforcement. Enforcement will have to exist for uncapped permit types that remain, which occur throughout the city.

Certain fundamental elements of occupancy and use are not justified, but rather appear to appease another entity. That's speculated to be the STR industry or the Tennessee state legislature that is not reflective of local political leanings. We depend on planning concepts to be made with objective comment independent of what other bodies may influence them. That objectivity is not reflected here, and undermines the purpose of a planning body that should reflect the majority leaders we've locally elected.

At a more recent public hearing, we heard that there wasn't sufficient evidence to judge STR impact. And if not that, we rely on proxies, and if not those, then **we do no harm**. I think all three of these issues have been well demonstrated at this juncture. Staff should integrate negative effects from similar markets, all of which are seemingly not maintaining these rights for perpetuity. Harm has easily been demonstrated. And I think it's easier to measure the issue itself now, from various perspectives. **And all of this to benefit whom?** Those that were lucky enough to have sufficient capital to buy additional housing and get in early, also questioning fairness.

Further, staff asserts and is correct that these are in need of a feedback loop via enforcement. This bill theoretically attempts to address concepts of enforcement, but it would be highly more beneficial to see that system running and effective PRIOR to grandfathering further properties in place. Enforcement is a parallel or preceding mechanism to ANY policy on allocation. A staffed Codes department running with decades of experience and now coupled with a \$1m HOST hotline still is proving ineffective in actually removing problem properties. Ask for evidence to the contrary, on known sample points, and a listing of Strikes accumulated over time. Or that the court system to where this all will fall can't remove known underground properties.

Details of this legislation were crafted from Council Members with limited on-the-ground experience with their impact; districts 6, 19, and 5 have been the leaders in STR concentration given their proximity to the center; and they were not members of the ad-hoc committee. They have suffered the most from poorly-anticipated allowances to permitting and should have had their concerns first hand factored into specific parameters that have been presented for consideration, and tangibly integrated comments from associations or other bodies that have been pained by the poor policy originally introduced. A majority suburban 35 member council also, in the context of preemption, should also not do the same for policy issues that are not relevant to them, eg. profitability due to urban core proximity.

Planning arguments shouldn't reflect industry values, fear of a state preemption, fear of lawsuits that respond to a permit being revoked, etc. We depend on objectivity in this step of the legislative process to properly apply principles for healthy neighborhoods. I'm also incredibly concerned that, given the completely unanticipated (from a Metro's governing body perspective) response to the permitting of STRs in residential areas, that there isn't an incredibly more concerted effort to handle this with more care, which could have happened via any of the means highlighted above. There is literally a shorter staff analysis for these bills than I've written in this very email.

Jason Garrett

1508 Sevier Court, 37206

district 6, east nashville

Shelby Hills Neighborhood, 1 mile from downtown

From: Leslie Key [mailto:leslie.key@hotmail.com]
Sent: Tuesday, December 12, 2017 6:24 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: Please OPPOSE BL2017-937

Dear Planning Commissioners,

I am writing in opposition to BL2017-937. This bill is not consistent with our Nashville Next plan because it continues to allow homes in our residential neighborhoods to be converted exclusively into short-term rentals with no permanent occupancy required.

My neighborhood in East Nashville is home to one of the highest concentrations of non-owner occupied STRPs in the entire city. I am constantly witnessing the way these operations are hollowing out our neighborhoods.

Although BL2017-937 classifies non-owner-occupied STRPs as "commercial" activity, the bill continues to allow them in residential neighborhoods which is counter to the general plan. The bill compromises the welfare and viability of our neighborhoods at a time when neighborhoods are in desperate need of the city's support.

Please help protect our neighborhoods from additional erosion by voting NO on this bill.

Sincerely,

Leslie Key
1411 Fatherland St.
Nashville, TN 37206

From: Stan Alderson [mailto:accountantstan@gmail.com]
Sent: Tuesday, December 12, 2017 5:38 PM
To: Planning Commissioners
Subject: 937

I am writing this email to voice opposition to Bill 937. This bill has many flaws, it is not consistent with Bill 608, it is anti-neighborhood because it recognizes non owner-occupied short term rentals as viable commercial enterprises in residential neighborhoods. This is a bill that had too much corporate influence to be considered a compromise to residential neighborhoods and the concerns many residents have concerning STRs.

Thank you for reading my email.

Stan Alderson

1511 Long Avenue

Nashville, TN 37206

From: Beth's Gmail [mailto:emoshea624@gmail.com]
Sent: Tuesday, December 12, 2017 5:09 PM
To: Planning Commissioners
Subject: We strongly oppose

Turning Nashville's lovely neighborhoods into commercial enterprise zones. Please, please think five times and vote NO on every issue you are considering that might allow this!!
Ross and Beth O'Shea
4305 Wallace LN
37215
6153300757

PS We will not be at your meeting Thursday to speak in person because We have both been very sick. Ross's mobility is severely impaired by MS, and I am recovering from a serious gastro- intestinal virus for which I was hospitalized a week ago.

From: Bonnie Bashor [mailto:bonnie.s.bashor@gmail.com]
Sent: Tuesday, December 12, 2017 4:45 PM
To: Planning Commissioners
Cc: Freddie O'Connell
Subject: please oppose BL2017-937

December 12, 2017

To the Planning Commission:

Please vote "No" on BL2017-937. It nullifies the intent of Nashville Next and the vision for neighborhoods in Nashville and allows an intrusive 24/7 use of homes as commercial enterprises.

I live in Hope Gardens, the only downtown Nashville neighborhood zoned for single family homes. It is an "it" neighborhood; it used to have an extraordinary feeling of a real neighborhood: neighbors who know one another, neighbors who look out for each other, neighbors who work and play together.

Now I can see eight investor-owned, non-owner occupied short-term rentals from either my front door or back door. All are within 200 feet of my house. Most of the STRs are fairly quiet, but they are filled

with numerous non-neighbors 4 to 5 five days/nights each week. There are more of these STRs all over our neighborhood. This is destroying what should be a Nashville treasure – a real neighborhood with single family homes in the midst of the city. Affordable housing and diversity of the population is quickly disappearing as investors artificially increase the price of the housing stock.

I built a house here because it was downtown and because it was a real neighborhood where I could know my neighbors and age in place. Now I do not have neighbors next door and across the street and behind me. I have transients staying in mini-hotels that should be single-family homes.

Thank you for your favorable consideration of BL2017-608 in April. Please vote “No” on BL2017-937, -981, -982, and -1005 and back BL2017-608.

Bonnie S Bashor

902A Locklayer St

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

Sent: Tuesday, December 12, 2017 3:50 PM

To: Planning Commissioners

Subject: Opposition to 937/981/982/1005

Dear Commissioners-

In support of our neighborhoods and Nashville Next, I am asking you to please oppose bills 937,981,982 and 1005. As long term homeowners in Davidson County, we bought our property believing that residential zoning would maintain the integrity of our neighborhood and our home. I do not believe the above bills are consistent with the intent of long term zoning principles, and the only compromise I see, is that homeowners sense of neighborhood/community has been compromised by non-owner occupied STRs.

Non-owner occupied STRs are commercial enterprises, with no owner on site, that have no place in residential neighborhoods. Grandfathering in existing Type 2 STRs (who have a 1 year, not lifetime permit) or stepping up enforcement, is not a solution to having a business next door to peoples' homes. Please prohibit non-owner occupied STRs from residential neighborhoods.

Thank you for your service to our community.

Pam Williams

1529 Ferguson Avenue 37212

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

Sent: Tuesday, December 12, 2017 3:45 PM

To: Planning Commissioners

Cc: Johnson, Mina (Council Member); Withers, Brett (Council Member)

Subject: Please oppose BL2017-937

Dear Metro Nashville Planning Commission,

Please oppose -937 as it formally establishes non-owner occupied STRs as commercial uses in residential neighborhoods. Please protect residential zoning.

A concerned citizen,

Billy Nobel

District 23 (with long-term rental properties in District 6)

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

From: Michael Kreyling [mailto:michaelk027@gmail.com]

Sent: Tuesday, December 12, 2017 3:42 PM

To: Planning Commissioners

Subject: BL 2017-937, 981, 982, 1005.

Planning Commissioners: I urge you in the strongest terms to disapprove each of these so-called "compromise" bills in the STRP debate. Each one is in fact a surrender not a compromise because each one attempts to maintain the false belief that non-owner occupied short-term rentals are in fact an accessory use to residential. They are commercial enterprises, and as such are not legal in areas zoned R and RS. BL 2017-608 is the only bill on the table that affirms the Metro zoning code, preserves neighborhoods, and protects the investments of the citizens whom you serve. You will probably hear ardent arguments that stepped-up enforcement will protect the neighbors and the neighborhoods. Don't believe it. Enhanced surveillance, turning neighbors into an enforcement brigade is not the answer; it is merely a fig leaf over the fact that residential zoning has been turned over to commercial interests. It is time to step up and do your duty. Vote to disapprove 937, 981, 982, and 1005. Stand up for Nashville.

Michael Kreyling

1201 Holly St 37206

From: Brandon Thornberry [mailto:bthornberry@me.com]

Sent: Tuesday, December 12, 2017 3:32 PM

To: Planning Commissioners; Barry, Megan (Mayor)

Subject: Keep Short Term Rentals Legal - I Support BL2017-937

Good afternoon, I am writing to inform you of my support of proposed bill 937 with amendments.

I own a log home that sits along the Cumberland River. I spent a year renovating this house and now have a type 2 Short Term Rental permit. It pains me to think that this could be taken away after the amount of effort and finances I put into this project.

I also think that the proposed 1/4 mile radius is too large and should be reduced to 1/8 mile.

thank you for all that you do for the city of Nashville and for your time and consideration.

Brandon Thornberry

Nashville resident and Short term rental owner

615-289-0298





From: sam mccullough [mailto:cpna4u@bellsouth.net]
Sent: Tuesday, December 12, 2017 3:23 PM
To: Planning Commissioners
Cc: Davis, Scott (Council Member)
Subject: STR Vote Opposed to BL2017-937 2017-BL981- BL2017-1005

Dear Planning Commission,

I am writing in regards to the bills listed above. I live in the Cleveland Park neighborhood, we worked hard to clean it up for over the past 14 years . We succeeded and now we can't even enjoy our work for all the people we don't know living in our neighborhood. All the over night people, some for 2 or3 nights, some for a week. We no longer know what is next door at any given time. I live next to a STR and it has

good days and bad, I have gone out on my way to church and pot smokers were having their morning toke. One morning I went out to take my dog and a pack of six dogs were in the back yard of the one next door leaping at the fence. Living with STR's in the neighborhood and taken away all the joy of working to have a nice place in the neighborhood to live. These people leave money , but they can leave it in a motel or hotel in a commercial area of town , not our neighborhoods. We need help and the industry should not be able to run our community and ruin our peace of mind when we are at home. Please pass bill 608 as it would accomplish what is so badly needed in Nashville, plus that bill is in line with Nashville Next of which I worked on as well ,and it just makes good sense for Nashville .

Sincerely,

Sam McCullough

District 5

1112 North 6th St

Nashville . TN. 37207

From: Peter Brush [mailto:pwbrush@hotmail.com]

Sent: Tuesday, December 12, 2017 3:20 PM

To: Planning Commissioners

Subject: STR Bills

Dear Planning Commissioners,

I urge you to oppose BL2017-937.

It is inconsistent with both NashvilleNext and BL2017-608. It would formally go against the existing residential neighborhood policy of not allowing commercial uses in residential neighborhoods. It provides no additional resources to enforce Metro code regulations.

AirBnb and HomeAway pride themselves for being disruptive. Please work to rid our neighborhoods of the disruption caused by the infestation of non-owner occupied STRs in Nashville's residential neighborhoods.

Thank you for your consideration.

Respectfully,

Peter Brush
4907 Wyoming Ave
Sylvan Park

From: Lisa Zhito [mailto:ltzhito@att.net]
Sent: Tuesday, December 12, 2017 3:01 PM
To: Planning Commissioners
Subject: Oppose BL-981, 982 and 1005

Dear Planning Commissioners:

I urge you to vote no on BL-2017-981, -982 and -1005, which allow non-owner occupied short-term rentals (aka, hotels) to operate in residential neighborhoods. These bills are a slap in the face to us residents of R and RS zoned neighborhoods, who have made a long-term investment in their homes and neighborhoods.

Non-owner occupied STRPs allow non-resident investors and LLCs to profit off the hard work and effort of residents, who have devoted much of our free time to making our neighborhoods so desirable. EXAMPLE: When my neighbors and I lobbied our councilman to get sidewalks on Graybar Lane, to keep out unwanted developments that would have added to traffic, and went door-to-door to downzone our street, it was to make our neighborhood a more livable place in which to raise our families. It was NOT so a real estate corporation that's not even located in Davidson County could increase its profits by operating what amounts to a hotel on my street.

STRPs erode the quality of neighborhood life by allowing commercial interests — many located out of state -- to operate with little oversight in our backyards. I have found numerous non-permitted STRPs operating near my home. I have reported these multiple times and still see them advertised on platforms like TripAdvisor and AirBnB. One STRP operating out of The Villager East condominiums on Hillsboro Road was bold enough to advertise only on weekends and late evening hours, when they knew Metro Codes employees would not be looking for them. Come Monday morning at 6 a.m., the listing was removed, only to reappear again in off-hours.

This is not how I wish to spend my free time: serving as a watchdog for illegal STRPs. Yet our city services have been so overwhelmed by complaints, it's been left to us residents to be the enforcers.

Tourism interests should not be given priority over that of residents.

Sincerely,

Lisa Zhito

1608 Graybar Lane

37215

From: Viv Pocek [mailto:viv.pocek@gmail.com]

Sent: Tuesday, December 12, 2017 2:39 PM

To: Planning Commissioners

Cc: Viv Pocek

Subject: Vote against BL2017-937

I strongly oppose BL2017-937.982 and 1005.

Our neighborhoods should consist of neighbors – people who watch out for each other and enjoy being part of the same community.

NO ONE want the house next door occupied by visitors who eat, sleep, drink and make noise at all hours.

The non-owner occupied short-term rentals promote bad behavior and a major disruption of our neighborhoods.

It's important to emphasize that BL2017-608 does NOT phase out all STRs. The bill phases out non-owner occupied STRs. If a home owner finds it necessary to continue to bring in income, they have two

choices, 1) Move into the house (or hire someone to live there and supervise all visitors) or 2) turn the property into long-term rentals.

In April, the Planning Commission voted 8-0 to approve BL2017-608. Neighborhoods that are zoned residential should be kept residential without mini-hotels operating and destroying the cohesiveness that we all crave.

My neighborhood has several rental properties, but they are all long-term rentals by single families. So far they are fine neighbors.

Again, please vote NO on BL2017-937.

Viv Pocek

Hermitage, TN

P: 615-883-8447

M: 615-513-5558

E: viv@poczek.com

From: Jarron Springer [mailto:Jarron@greaternashvillerealtors.org]

Sent: Tuesday, December 12, 2017 2:37 PM

To: Jarron Springer

Cc: Troxel, Scott; Hall, Joe; H, Peter

Subject: Support BL2017-937 - Realtors Position STRP

Dear Members of the Metro Council and Metro Planning Commission,

Greater Nashville REALTORS® is sending this attached letter in regards to the Short Term Rental Property (STRP) discussion.

In the coming weeks, the Planning Commission and Metro Council will consider several ordinances concerning STRPs. BL2017-937 is one of those and is sponsored by Councilmember Jim Shulman, who has led a comprehensive review of STRP policy by a Metro Council ad hoc committee.

We encourage the Metro Planning Commission and Metro Council to approve BL-2017-937.

The Board of Directors for Greater Nashville REALTORS® supports Metro Government providing the necessary resources for STRP oversight and enforcement, as well as an adequate timeframe for new enforcement measures to be successful before any move to eliminate Type 2 permits in residentially zoned areas. We support increased oversight and penalty enforcement for property owners who do not adhere to STRP policies as opposed to banning Type 2 properties. Even if the properties were to be banned, there will still be a need for enforcement and oversight.

We feel this ordinance strengthens the STRP law by providing adequate and appropriate resources for oversight, enforcement measures and rules, without banning Type 2 permits.

Greater Nashville REALTORS® appreciates the efforts the Planning Commission and Metro Council is making to oversee this issue. As always, thank you for your service to our great community.

Regards,

A handwritten signature in blue ink, appearing to read 'Stro', is positioned above the typed name 'Scott Troxel'.

Scott Troxel

President

Greater Nashville REALTORS®

cc: Mayor Megan Barry

Vice Mayor David Briley

Rich Riebeling

Terry Cobb

Mike Jameson

Jarron B. Springer, JD, CAE

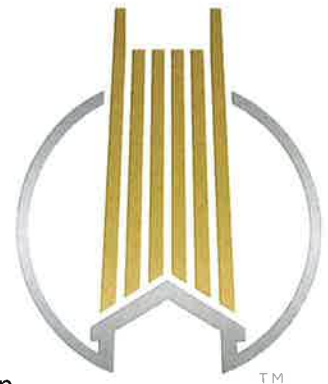
CEO

Greater Nashville REALTORS®

(Office) 615-254-7516 (Cell) 615-406-8152



(attachment follows)



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TOM PIERCE
CHRISTOPHER
SIMONSEN
WADDELL WRIGHT

December 12, 2017

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We feel this ordinance strengthens the STRP law by providing adequate and appropriate resources for oversight, enforcement measures and rules, without banning Type 2 permits.

Greater Nashville REALTORS® appreciates the efforts the Planning Commission and Metro Council is making to oversee this issue. As always, thank you for your service to our great community.

Regards,

Scott Troxel
President
Greater Nashville REALTORS®

cc: Mayor Megan Barry
Vice Mayor David Briley
Rich Riebeling
Terry Cobb
Mike Jameson

From: Deborah Vahle [mailto:debsdesign79@yahoo.com]
Sent: Tuesday, December 12, 2017 2:17 PM
To: Planning Commissioners
Cc: NashvilleArea STRA
Subject: BL --937

Dear Planning Commission,

Thank you for the hard work you're doing to work on the STR legislation in Nashville.

The adhoc committee did a great job getting to BL 2017-937. Please, help further it along and help clear up a few points that will adversely affect the mom and pop operations who are living off of their STR income. I support BL 2017-937 WITH the following amendments:

X Remove- Taxed at a Commercial Rate--PLEASE do not make the STR property be taxed as commercial. This is a non-starter for most people. The people that will be harmed the most by this is the majority of STR owners who have just one or two properties to help a parent stay home with the kids, or support an elderly adult. The big guys will find a way to absorb it, the small guys won't.

X Remove- Reducing max # of strikes to 2--PLEASE do not decrease the # of strikes to 2. STR owners are being targeted every day by a small but very disgruntled group of individuals who continually harass and target our properties. We are already being held to a much higher standard than any other property owner in the State with the 3 strikes rule that is currently in place.

X Remove- Any codes complaint goes against STR permit--PLEASE do not make ANY complaint, even if it's not related to STR activity, be a complaint against the permit. Again, there are a group of people targeting us. They can literally get a strike on us if we accidentally leave the garbage cans out too long. (And who hasn't done that at their own personal residence from time to time?)

I'm not 100% thrilled with everything else in this bill, but since it is a compromise bill, I guess that is part of it. But the points above will have a huge negative effect on the small STR owners who are not going to be able to absorb those costs or protect themselves against the vigilante group (yes, it's a real group-they are nuts) that could easily call in a complaint because the grass is an inch too long.

Thank you again for all you are doing. This is not an easy process, but the last thing, I think, we want tourists to think is that Nashville isn't hospitable to those who can't afford a \$600/night hotel room. We are helping solve a problem. We are ambassadors for our city, and the STR tourist numbers prove it.

Sincerely,

Deborah Vahle

2445 Eastland Ave.

District 6

From: Allison Jones [mailto:allisonjones30@gmail.com]

Sent: Tuesday, December 12, 2017 2:16 PM

To: Planning Commissioners; Barry, Megan (Mayor)

Subject: Keep Short Term Rentals Legal - I Support BL2017-937

I support BL2017-937. Please keep STRs legal.

Thanks for your consideration,

Allison Jones

118 Pembroke Avenue, 37205

From: M Stroop [mailto:mcstroop@gmail.com]
Sent: Tuesday, December 12, 2017 2:11 PM
To: Planning Commissioners
Subject: Please Vote NO on 937 & Other STR Bills

Dear Planning Commissioners,

"Location was quiet and private"

"Peaceful"

"Nice quiet neighborhood"

"We felt comfortable and safe in this house"

"Neighborhood is very quiet"

"Quiet nice neighborhood"

These are all quotes from the guest/customer reviews of the investor owned Airbnb next door to me. Ironically, these are also the things that have BEEN TAKEN AWAY from me by having this Airbnb next door!

When I moved to this residentially zoned neighborhood, it was 2 miles from the nearest commercial operation. With the out-of-country owner turning 4619 into a self-service unsupervised unmarked mini-hotel, my house is 50 feet from commercial activity 24/7. There have been many problems that wouldn't be happening if it had long term residents instead of the steady stream of different transients.

Please oppose 937 which is anti-neighborhood!

Thank you,

M'Lissa Stroop

4615 Shys Hill Rd

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

From: Tori Hughes [mailto:vkughes@comcast.net]

Sent: Tuesday, December 12, 2017 1:30 PM

To: Planning Commissioners

Subject: Please vote NO on BL2017-937

> Dear Planning Commission,

>

> Cities need vibrant, viable neighborhoods. Neighbors who want to live in protected residential neighborhoods deserve that right - as Nashville has always provided us with R and RS zoning, and which the Commission acknowledged with its support of BL2017-608.

>

> BL2017-937 formally institutionalizes commercial uses in residential zoning thereby effectively ending such zoning and contradicting the protections of 608.

>

> As Nashville continues to grow, it must remain a place where people want to live - not just a place to visit.

>

> Please protect residential zoning. Please oppose BL2017-937.

>

> Thanks for your consideration.

Tori & Brian Hughes
1917 19th Ave South

From: Adam Forgacs [mailto:foragacs74@outlook.com]

Sent: Tuesday, December 12, 2017 12:40 PM

To: Planning Commissioners; Barry, Megan (Mayor)

Subject: Keep Short Term Rentals Legal - I Support BL2017-937

To the Planning Commissioners and Mayor Barry,

I am writing you today about the upcoming review of bill -937 on December 14th. Although I vehemently disagree with the categorization of STR's as a commercial use; In the hopes of finding a middle ground I would like to voice my support support of this bill.

A bill that was worked on in good faith to find a resolution on the issue of STR's with regards to the concerns of neighborhoods, the property rights of owners and the lack of enforcement.

Thank you for you service,

Adam Forgacs

District 6

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

From: beth@bethdowney.com [mailto:beth@bethdowney.com]

Sent: Tuesday, December 12, 2017 12:36 PM

To: Planning Commissioners

Subject: OPPOSE Bill-937

I am writing you today in order to petition you to OPPOSE Bill-937, which institutionalizes commercial vacation rentals in residential neighborhoods, and applies unequal protect by lowering the cap in suburban districts but maintaining the current cap in urban districts.

Thank you,

Beth Downey,
704 Taylor Street, #202
Nashville, TN 37208

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

From: Lynn Taylor [mailto:lynn@taylormadeplans.com]

Sent: Tuesday, December 12, 2017 9:42 AM

To: Planning Commissioners

Subject: I SUPPORT - Ordinances BL-2017-608, BL2017-981, BL2017-982, and BL2017-937

Importance: High

I am writing to you to express SUPPORT for Ordinances BL-2017-608, BL2017-981, BL2017-982, and BL2017-937. I live in East Nashville and support STR in general, however we do need more detailed regulations. The non-owner occupied especially needs more detail, because it can really disrupt neighbors quality of life.

I appreciate your consideration of my comments.

Best,

Lynn Taylor
615-650-8956 office