

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

Items 1a/b/c, Sidewalks

From: Robert Johnson [mailto:railrobert@gmail.com]

Sent: Wednesday, December 13, 2017 4:05 PM

To: Planning Commissioners

Subject: Planning Commission agenda item 2017Z-023TX-001 sidewalks at churches

Dear Planning Commissioners,

I write to oppose proposed reductions in sidewalk provision as per Agenda Item 2017Z-023TX-001, which would exempt some churches from being required to build sidewalks otherwise required.

I travel by 26 and 56 bus to Rivergate to shop and eat there, and this amendment would mean that the Faith Baptist Church on Gallatin Pike next to Alta Loma Road, where there is a bus stop and no sidewalk, would never have to build a sidewalk! This is despite the area already having high levels of pedestrian crashes, being subject to residential and retail growth, and slated for more transit!

This amendment (as well as items 2017Z-029TX-001 and 2017Z-030TX-001, also proposed by Council member Steve Glover, but recommended for deferral) are not in the public interest, would lead to reduced safety for Nashvillians, and increase the inequities in Nashville's transport system.

Sidewalks need to be provided as a cohesive and comprehensive network in order to encourage Nashvillians to walk, and in order for them to be safe.

We know that the massive shortfall in sidewalks cannot be funded by Metro taxes alone, so exempting one type of organization simply adds to the government tax burden - if we are serious about providing a safe and comprehensive sidewalk network.

By exempting one land use from the requirements, it would set a precedent for other types of developer to try and escape sharing the burden of providing this necessary infrastructure.

It is not consistent with policy to prevent people who live near churches (and the congregants) from walking, which will be the cumulative effect of this amendment.

Churches are some of the older landlords in Nashville, and are often in community centers. Therefore exempting them makes no sense if we want walk-able communities.

The Planning staff's recommendation is clearly only made out of fear of getting involved in religion, as if you read the staff report it has no planning content whatsoever, but merely re-states the text of the bill!

Regards,

Robert Johnson

1112 Greenwood Ave

Nashville TN

37206

615 943 9358

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

From: KJ Garner [mailto:kelly@ibiblio.org]

Sent: Wednesday, December 13, 2017 10:15 AM

To: Planning Commissioners

Cc: Carey Rogers; Dorris, Stacy

Subject: Sidewalk Exemption Bill on Planning Commission Agenda: 2017Z-023TX-001

Greetings - it is my understanding that an item is on the Planning Commission agenda for this Thursday, stating:

"An ordinance amending Section 17.20.120 of the Metropolitan Code of Laws, pertaining to sidewalks, to establish an exemption for religious institutions in the General Services District within prescribed settings, requested by Councilmember Steve Glover, applicant."

This sets a dangerous precedent that should not be incorporated into Metro codes. Allowing a non-tax-revenue generating entity like a church, or synagogue, or temple, to opt out of constructing a sidewalk in front of their building means the burden is thrown back on Metro Public Works, which already has a backlog of sidewalk issues to address (and likely will not be cleared within the next 20 years, at the rate they are going).

Religious institutions serve their community; why anyone would consider allowing them to opt out of a community-driven service baffles me. Additionally, achieving a linked sidewalk network in the GSD should be a goal of Metro Nashville as we reach a higher residential density level in the city.

Don't open loopholes for sidewalk construction avoidance. Nashville needs sidewalks.

Thank you,

KJ Garner
1012 Elvira Ave
37216

From: Carey Rogers [mailto:careyrogers@comcast.net]
Sent: Wednesday, December 13, 2017 11:35 AM
To: Planning Commissioners
Subject: Item 1a. 2017Z-023TX-001 re BL2017-938 about sidewalks

To: Members of the Planning Commission

RE: Item 2017Z-023TX-001 pertaining to proposed ordinance BL2017-938

- **I write to oppose this ordinance which creates an exemption to the requirement for sidewalks in new developments.**

The Council passed this ordinance in April of this year and it is too soon to consider exemptions before we understand the impact of the current law.

- **Creating exemptions such as this one is short-sighted public policy considering the significant need for sidewalks in our community.**

Nashville has fewer miles of sidewalks than Memphis, a city with a smaller geographic footprint. According to the draft WalknBike Plan it would take 20 years at an annual funding level of \$30 million to complete the priority sidewalk network and that does not include all the streets in Nashville. Repair and maintenance of current sidewalks will require an even greater commitment. The current budget for sidewalks, the highest in Nashville history, is \$30 million for both repairs and new construction.

- **Allowing exceptions to current law puts a greater burden on the average taxpayer to construct the sidewalks we need.**

I'm sure there are many developers who can make a case they should be exempt from legal requirements to build sidewalks. After years of neglect Nashville is now trying to become a city with adequate and safe networks for walking. Let's not forfeit the progress we have made.

- **Please vote to disapprove BL3017-938 and let's make Nashville a city with enough sidewalks to benefit all citizens.**

Carey Rogers
1310 Howard Avenue
Nashville

From: Jamie Shelley [<mailto:jshelley@comcast.net>]
Sent: Wednesday, December 13, 2017 3:31 PM
To: Planning Staff; Planning Commissioners
Cc: Pulley, Russ (Council Member); Henderson, Angie (Council Member)
Subject: Agenda Item 2017Z-023TX-001

Dear Planning Commission,

I Wanted to write and say I am deeply opposed to exemptions from sidewalk requirements in Nashville. Councilman Glover, BL2017-938, has applied for an exemption on Thursday's agenda and I truly hope that you say no to this request. Churches, as a gathering place, are of highest need for access by all and should, in no way, be limited to car ridership only. The sidewalk bill is also very new - give it time before we start passing out exemptions! It will not be successful if we start allowing people out now. Places, such as churches, benefit mightily by being in Nashville. Let's let all of Nashville benefit a little by adding one more piece of the sidewalk grid. Safety, health and fairness should prevail. Nashville has a pedestrian struck and killed every 21 days. Most roadways are not ADA compliant. If you let this one go exempt, it sets the dangerous precedent to continue in this same vein and for others to request exemption, too.

Please do not allow this exemption.

Jamie Shelley

jshelley@comcast.net

615-347-1647

1919 Warfield Drive

Nashville, TN 37215

From: Jason Pattee [mailto:jasonpattee@gmail.com]

Sent: Wednesday, December 13, 2017 2:55 PM

To: Planning Commissioners

Subject: agenda item 2017Z-023TX-001

Dear Planning Commission,

Wanted to write and say I am deeply opposed to exemptions from sidewalk requirements in Nashville. Councilman Glover, BL2017-938, has applied for an exemption on Thursday's agenda and I truly hope that you say no to this request.

Churches, as a gathering place, are of highest need for access by all and should, in no way, be limited to car ridership only.

The sidewalk bill is also very new - give it time before we start passing out exemptions! It will not be successful if we start allowing people out now. Places, such as churches, benefit mightily by being in Nashville. Let's let all of Nashville benefit a little by adding one more piece of the sidewalk grid.

Safety, health and fairness should prevail. Nashville has a pedestrian struck and killed every 21 days. Most roadways are not ADA compliant. If you let this one go exempt, it sets the dangerous precedent to continue in this same vein and for others to request exemption, too.

Please do not allow this exemption.

Jason Pattee

4109 Oriole Place

Nashville, TN 38215

From: Nora Kern [mailto:nora@walkbikenashville.org]

Sent: Wednesday, December 13, 2017 3:43 PM

To: Planning Commissioners

Subject: Opposition to item 1a: BL2017-938

Dear Planning Commission,

I am writing to express Walk Bike Nashville's opposition to Bill BL2017-938, item number 1a 2017Z-023TX-001, which exempts religious institutions from sidewalk development requirements.

Places of worship are at the core of our Nashville communities, and as such they are essential to connecting our network of sidewalks that allow people to safely get around by foot. Without churches, synagogues and mosques contributing to sidewalks through development, it will be harder for Nashville to close the gap of 1,900 miles of missing sidewalks in our neighborhoods.

Just as religious institutions must meet building codes for structural and fire safety, Walk Bike Nashville requests that they meet the same standards of safety for people on foot when development requires it. In a city with growing traffic and congestion problems, religious institutions have the opportunity to give options to their worshipers, whether they have a car or not, to get to their place of worship safely. To put it succinctly, people should be able to walk to worship.

This bill would set a dangerous precedent for making exemptions to our newly improved ordinances requiring sidewalks during development. Adding loopholes to our sidewalk requirements will only further create a fragmented and piecemeal network. This approach hurts our city's efforts to create safe ways for people to walk to shopping, schools, work and church. If significant constraints make sidewalk requirements exceedingly cumbersome to comply with, relief should be sought through existing institutions such as the Board of Zoning Appeals rather than through specialized and indeterminate legal exemptions.

Sincerely,

Nora Kern

Executive Director

[Walk Bike Nashville](#)

w: (615) 928-8801

c: (615) 260-1988



Working for a more walkable, bikeable and livable Nashville.

(attachment follows)



December 13, 2017

Dear Planning Commission,

I am writing to express Walk Bike Nashville's opposition to Bill BL2017-938, item number 1a 2017Z-023TX-001, which exempts religious institutions from sidewalk development requirements.

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Nora Kern
Executive Director
Walk Bike Nashville

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

From: grace gilmore [mailto:gilmoregc@gmail.com]

Sent: Wednesday, December 13, 2017 3:11 PM

To: Planning Commissioners

Subject: I oppose Bill BL2017-938

I oppose Bill BL2017-938! There is a huge sidewalk deficit in Nashville, and this is a huge safety issue. It's so important for the interconnectivity of the community that we continue to build sidewalks in neighborhoods.

From: Dorris, Stacy [mailto:stacy.l.dorris@Vanderbilt.Edu]

Sent: Wednesday, December 13, 2017 2:28 PM

To: Planning Commissioners

Subject: BL2017-938, agenda item 2017Z-023TX-001

Dear Planning Commission,

Wanted to write and say I am deeply opposed to exemptions from sidewalk requirements in Nashville. Councilman Glover, BL2017-938, has applied for an exemption on Thursday's agenda and I truly hope that you say no to this request.

Churches, as a gathering place, are of highest need for access by all and should, in no way, be limited to car ridership only.

The sidewalk bill is also very new - give it time before we start passing out exemptions! It will not be successful if we start allowing people out now. Places, such as churches, benefit mightily by being in Nashville. Let's let all of Nashville benefit a little by adding one more piece of the sidewalk grid.

Safety and fairness should prevail. Nashville has a pedestrian struck and killed every 21 days. Most roadways are not ADA compliant. If you let this one go exempt, it sets the dangerous precedent to continue in this same vein and for others to request exemption, too.

Please do not allow this exemption.

Best,

Stacy Dorris

801 Timber Ln

Nashville TN 37215

615-430-5127

Stacy Dorris MD

stacy.l.dorris@vanderbilt.edu

Assistant Professor of Pediatrics

Pediatric Allergy, Immunology and Pulmonary Medicine

NationalFoodAllergyDeathRegistry.Org

NashvillePedestrianDeathRegistry.Org

Vanderbilt University, One Hundred Oaks

719 Thompson Lane, Suite 36300

Nashville, TN 37204

Office Phone: (615) 936-5697

FAX: (615) 936-8668

Item 6, Hall Estates Section 3 Resub of Lot 235

From: Barry Coggins [<mailto:b.coggins2@icloud.com>]
Sent: Wednesday, December 13, 2017 3:59 PM
To: Napier, Patrick (Planning)
Subject: Proposed Subdivision of Property on Trousdale

Hi Patrick:

This is Barry Coggins, resident of Crieve Hall since 1995, writing you to voice my concerns about the proposed subdivision of the property on Trousdale. I am aware that the Planning commission is not in favor of it as well as the adjacent neighbors who will be adversely affected by dividing the property into two lots.

As President of the Crieve Hall Neighborhood Association, I am familiar with how hard we have worked to keep the integrity of our neighborhood from devolving into one that is less attractive on many levels.

Since I cannot be at the hearing tomorrow, I wanted to reach out to you and let you know that I oppose this proposal and feel very strongly that the majority of folks living in Crieve Hall (if not all) agree that it is a bad idea.

Thanks Patrick and hope you have a Merry Christmas!

Barry Coggins

Item 8, Riverview at Cumberland Hills

From: Dale Smith [mailto:glendales60@yahoo.com]
Sent: Wednesday, December 13, 2017 2:42 PM
To: Planning Commissioners
Cc: Patricia Smith
Subject: OPPOSE THE TWIN HILLS DEVELOPMENT

COMMISSIONERS,

I oppose the Twin Hills development. Reinstate Special Policy 04-T3-NM-02-IA01 to preserve the character and integrity

of the North Hills Estates neighborhood.

I am a 31+ year resident who hopes to maintain the quiet, calm that drew my family to this area and continues to draw younger families for the same reason.

Thanks for your SERIOUS consideration of this matter.

Glenn (Dale) Smith
208 Northside Drive
Madison, TN. 37115

Item 22, 1088/1090/1092 12th Ave South

From: Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]

Sent: Wednesday, December 13, 2017 11:41 AM

To: Planning Commissioners

Subject: 2017-122PR-001--12th Ave South-District 17

Dear Commissioners,

This item before the Planning Commission this Thursday, 12/14/2017, changes the zoning of properties 1088, 1090, and 1092 12th Ave South from R6 to RM20-A.

This contiguous properties are located on the east side of 12th Ave South 205 feet north of Archer Street. South St is to the north and Archer St is to the south.

On the other side of 12th Ave S greater density has been allowed. The new builds are separate units with a townhouse type appearance.

The zoning requested here, RM20-A permits multifamily residential units and requires that the facade of the building extend across at least 60% of the property's frontage.

This would allow consolidation of units into a larger building or buildings.

Because there has been no broader community meeting that I am aware, not knowing what this type of building is designed, i.e. height, massing, etc.

it would be appropriate for a community meeting to be held to hear the specifics of what is proposed. Because this whole row of residential homes has not been developed yet, this will in all likelihood set the precedent for what is come for this entire

east side of 12th Ave S in this block.

It may be an appropriate proposal, but as a community we would prefer to be informed prior to the decision than after. The Edgehill Coalition is an umbrella coalition of several neighborhood and non-profit entities in the community (edgehillcoaliton.com). We have requested that Councilman Sledge have the developers contact the Coalition to present there plans prior to a decision being made.

Respectfully,

Janet Shands

1001 14th Ave South

Nashville, TN 37212

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

From: dancertoday [mailto:dancertoday@gmail.com]

Sent: Wednesday, December 13, 2017 4:24 PM

To: Council Members; Planning Commissioners; Briley, David (Vice Mayor); Shulman, Jim (Council Member); Vercher, Tanaka (Council Member); dougsloan@nashville.gov

Subject: STRIP bills - Vote YES on BL2017-608, NO on 2017-981, NO on 2017-982, NO on 2017-1005

Dear Metro Council Members,

Planning Commission, and sponsors of STRP legislation,

I am clarifying my earlier message to Metro Council members, and adding another concern: when Type 2 STRPs are vacant.

I

ask your help in adopting BL 2017-608 and PHASING OUT TYPE 2 STRPs from residential neighborhoods.

I

ask your help in REJECTING BL 2017-981, BL 2017-982 and BL 2017-1005. ALL of these bills allow absentee landlords or actual hotel/motel usage in RESIDENTIAL, not commercial, areas.

I heatedly object to the ILLEGAL REZONING of residential property to allow this ONE type of commercial enterprise in our residential areas. We must protect the character of residential neighborhoods, whether they are in the General Services District OR the Urban Services District.

It is anti-neighborhoods to permit Type 2 STRPs.

Type 2 STRPs are COMMERCIAL ENTERPRISES and do not belong in residential areas.

Type 2 STRPs are nothing less than mini-hotels, with no onsite management. I understand the financial lure of owning a second property for use as a rental, but STRPS are vastly different from long-term rentals. Long-term renters are usually supervised and stable; they rent in a particular area because their needs are compatible with those of homeowners. Short term renters are unpredictable; their activities and hours are frequently incompatible with the lifestyles of homeowners.

Reducing the number of visitors permitted: Limiting the number of visitors allowed per unit is totally inadequate. Even one visitor can cause serious disruption to a neighborhood through incompatible activities, behavior, hours and noise.

Lack of supervision: When Type 2 STRPs are vacant, the dwelling is empty rather than inhabited by an onsite homeowner. This is another way that Type 2 STRPs undermine the character and stability of a neighborhood.

Traffic and other safety concerns: Visitors are unfamiliar with our communities and roads, and threaten everyone's safety, especially that of children. We need to be able to walk, bicycle, and tricycle within our neighborhoods with safety. We need visitors to stay in hotels and motels where there is supervision, rather than making residents maintain oversight of transient visitors.

Noise: Just one visitor staying in a Type 2 STRP can cause significant noise through a loud vehicle, late hours, loud music, etc. One STRP visitor can host a big party, inviting a bunch of hotel-housed friends. Even a well-behaved group can cause significant noise and traffic problems. What homeowner welcomes the possibility of a party for 10-20 people next door every weekend afternoon or night?

Enforcement: It is insulting that the Metro Council would permit Type 2 STRPS in our neighborhoods, in effect making residents the on-site watchdogs to phone in requests for enforcement. Even if STRP permit fees pay for codes enforcement, homeowners are the ones who will have to monitor the situation and report non-compliance on noise, obscenity, and/or nudity.

Reducing the density of STRPs to 2.5% and reducing the maximum number of people permitted from 12 to 10 is an insulting, insufficient change. This will not make a significant difference in the quality-of-life issues for Nashville residents.

Type 2 STRPs must be ERADICATED from our neighborhoods.

Please protect our residential neighborhoods.

Thank you for your consideration,

Kay Kinnard

Nashville native and owner for 32 years at

4107 Aberdeen Road (Cherokee Park)

From: Floyd Quick [mailto:hollyvquick@gmail.com]

Sent: Wednesday, December 13, 2017 3:39 PM

To: Planning Commissioners

Subject: Please vote No on BL2017-937, Item 24a, and on 2017-981, -982, and 1005 as well (Items 24b-d)

Dear Commissioner:

I am writing to ask you to vote No on BL2017-937, item 24a. As well, I ask you to vote No on bills BL 2017-981, 2017-982, and 2017-1005 (items 24b, c, and d).

I am a resident of Nashville, and I love my neighborhood, which has been adversely affected by STRs. I do not object to STRs that are operated by owner-occupants, but I do oppose the operation of this type of business in properties that are not occupied by their owners, in R and RS zoned communities. In addition, I believe that in residential neighborhoods, currently operating non-owner-occupied STRs should not be grandfathered in.

I am a staunch supporter of maintaining the strength and character of my neighborhood, and of other neighborhoods in Nashville. The above-mentioned bills would undermine residential neighborhood integrity, which is a vital component of a strong and healthy Nashville.

Thank you for your kind consideration.

Sincerely,

Holly Quick
1117 Woodvale Dr.
Nashville, TN 37204

From: ed lambert [mailto:ghiaboy@hotmail.com]

Sent: Wednesday, December 13, 2017 2:15 PM

To: Planning Commissioners

Subject: Do Not Approve Bills 2017-937, 2017-981 or 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, homeowners who maintain their property, 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. 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.

If people want to open a hotel, let them do it professionally, work within the hotel industry in a commercial area with proper parking, security for guests, roads designed for high traffic, etc. Leave homes as they are meant to be for homeowners and neighborhoods.

Sincerely,

Ed Lambert, Jr. homeowner & taxpayer

From: Brigitte Wright [mailto:brigitte@BRIGITTEWRIGHTMGMT.COM]

Sent: Wednesday, December 13, 2017 2:02 PM

To: Planning Commissioners

Subject:

Dear Planning Commissioners,

I urge you to vote against recommending BL2017-937 and protect our neighborhoods.

937 broadens an already broad, and already disastrous, Short Term Rental ordinance by stating that non-owner occupied rentals are “commercial uses” now permitted in our residential neighborhoods. This goes against the simple intent of residential zoning and the explicit, well-researched goals of Nashville Next. Worse, it sets a horrible precedent; certainly other industries will take their cues from such a dismantling of residential zoning.

937 also “grandfathers” all of the existing short term rentals. The very properties that have turned homes into PARTY houses. No thank you!

You will hear from the sponsors of this bill that it is a “compromise”. They are allowed to bring a dozen visitors to their property when no other home occupied business can bring a single one. And homes have occupancy of 12 when a majority of the homes on the same streets have on average two persons per household. They are allowed to rent to a dozen unrelated strangers when zoning code limits other rentals to three unrelated persons. Airbnb, HomeAway and other STR operators already got their compromise.

When this board voted unanimously to recommend 608, it was because commercial businesses had no business in our neighborhoods. This bill completely contradicts your earlier action. From someone that survived a Party House next door and was able along with my neighbors to get the owner’s permit revoked I urge you to vote against 937.

Thank you!

Brigitte Wright

1807 McGavock Pike

Nashville TN 37216

Please note contact information:

[Brigitte Wright](#)

[Cell 323 679 5915](tel:3236795915)

Brigitte@brigittewrightmgmt.com

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

From: Stephanie Borek [mailto:stephanieborek82@gmail.com]

Sent: Wednesday, December 13, 2017 1:54 PM

To: Planning Commissioners

Subject: No on 937, 981, 982, 1005

Hello,

I wrote to you a couple of days ago as I live next to a nonowner occupied STR on Beacon Dr. Today I was shopping at the Green Hills Kroger for gift cards. What a surprise... I stumbled upon Airbnb gift cards. There is no way to deny this is a commercial business. Our neighborhood is zoned residential. We are subject to commercial hotel activity 24/7. Now people can purchase gift cards to stay next to my home. We never know who is next door. We bought in a residential neighborhood to have neighbors not hotel guests. Nothing about this is right and I believe that is why the commission passed bill 608. We trusted the zoning laws when we purchased our home on Beacon Dr almost 5 years ago. Please help us move one step closer to getting a real neighbor not a tourist who purchased a gift card from Krogers. Please vote no on 937, 981, 982, 1005.

Thank you

Stephanie Borek

4515 Beacon Dr



From: Steph Utterback [mailto:steph@epicbnb.com]
Sent: Wednesday, December 13, 2017 1:10 PM
To: Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep Short Term Rentals Legal - I Support BL2017-937

Happy Wednesday!

Thank you guys for all the work you do. My husband and I are short term rental owners and I also own a company that RESPONSIBLY manages other Nashvilians' short term rentals that are not "party houses". I speak on behalf of my husband, myself, and the 30 owners who have entrusted and hired my team to take care of their properties that we would like to see -937 pass tomorrow's public hearing.

Thank you!

STEPH UTTERBACK
SHORT TERM RENTAL MANAGER

BUSINESS HOURS MON-FRI 9AM-5PM

*****A friendly reminder to my dear clients, although I am available 24/7 to your guests, I am unavailable on weekends and will only respond to emergency e-mails if necessary. ALL communication regarding your property should be via email, PLEASE. I WILL respond during business hours. Please text my personal cell for emergencies only. THANK YOU for your cooperation*****

From: Rachel Elrod [mailto:rselrod@yahoo.com]
Sent: Wednesday, December 13, 2017 1:02 PM
To: Planning Commissioners
Subject: Please Vote No on BL2017-937

Dear Members of the Planning Commission,

I'm concerned about our residential neighborhoods getting filled with commercial enterprises if 937 goes thru. Having a short term rental across the street from me has changed my network of contacts who help me feel safe and do neighborly things for me and others!

937 is pro-industry and does nothing to enhance Nashville's homes. Let them open their STR's in C and MUD zones or go thru the process of becoming a bed and breakfast with all the requirements of a regular business.

608 is a wonderful bill that the MPC fully supported already! Let that bill be the beginning of keeping Nashville a great city for long time residents.

Sincerely,

Rachel Elrod

10 Jacquelyn Dr 37211

From: Julie Ryan Caputo [mailto:jryancaputo@yahoo.com]

Sent: Wednesday, December 13, 2017 12:53 PM

To: Planning Commissioners

Subject: Oppose 937

Dear Planning Commissioners,

I urge you to vote against recommending BL2017-937 and, in doing so, protect Nashville's neighborhoods from a continuing onslaught of commercial invasion.

937 broadens an already broad, and already disastrous, Short Term Rental ordinance by stating that non-owner occupied rentals are "commercial uses" *now* permitted in our residential neighborhoods. This goes against the simple intent of residential zoning and the explicit, well-researched goals of Nashville Next. Worse, it sets a horrible precedent; certainly other industries will take their cues from such a dismantling of residential zoning.

937 also "grandfathers" all of the existing short term rentals- the very properties that have made neighbors, like me, so miserable they sold their homes and moved away. The very properties that, in the worst cases, have turned some streets into mini-Broadways and, in the best cases, emptied those houses of the neighbors who might have contributed to our community.

You'll hear from the sponsors of this bill that it is a "compromise". Not at all- the Metro Council made a compromise when they allowed the owner occupied (Type 1) properties to operate. They allowed these properties to bring in a dozen visitors when no other home based business can bring a single one! The council allowed these properties to rent to a dozen unrelated strangers when zoning code limits long-term, residential rentals to three unrelated persons. Don't be misled: AirBnb, HomeAway and other STR operators already got their compromise.

When this board voted unanimously to recommend 608, it was because commercial properties had no business in our neighborhoods. This bill completely contradicts your earlier action. I urge you to vote against recommending 937.

Sincerely,

Julie Ryan Caputo

5742 Hillsboro Pike

Nashville, TN 37215

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

From: Michele [mailto:gooccmichele@comcast.net]
Sent: Wednesday, December 13, 2017 12:27 PM
To: Planning Commissioners
Subject: Upcoming Vote on Short Term Rentals

Dear Metro Planning Commissioners,

We own a house at 2672 Miami Ave. Thank you so much for passing Bill 608 to protect our neighborhoods, phasing out the Short Term Rentals-- I worked very hard to build a home in a quiet, peaceful neighborhood (2001), and it breaks my heart to see our wonderful neighborhood become a vacation rental area.

We are asking you to please vote AGAINST Bill 937, Bill 981, Bill 982, and Bill 1005. These Bills would conflict with Bill 608. Please help us protect our neighborhood.

Thank you so much,

Michele Voan Capps & Jimmy Capps
2672 Miami Ave
Nashville, TN 37075
(615) 525-0052
gooccmichele@comcast.net

From: Mike Geiger [mailto:mgeigerrealtor@gmail.com]
Sent: Wednesday, December 13, 2017 11:40 AM
To: Planning Commissioners; Barry, Megan (Mayor)
Subject: I Support BL2017-937

Dear Mayor and Planning Commission,

I am sympathetic to anyone who has to deal with a bad neighbor, whether it is a homeowner, long, or short term renter, or a bad landlord. The original law that regulated the number of non-owner occupied STRs according to a percentage of census tracts was a good, common sense way to manage the issue of short term rentals. The problem has been metro government's inability/willingness to enforce the law. Adding a ban when the city doesn't even enforce the law they have now and thinking it will magically make the problem go away is not a sound course to follow.

A ban of STRPs has never worked (New York, Austin, Ft. Worth). As a homeowner in Nashville for over 30 years, I am concerned that if Metro Council continues with one knee jerk bill after another, one of 2 things will happen. 1. The state will step in, as they have threatened for the last couple of sessions and end Metro's ability to regulate STRPs. 2. Someone is going to successfully sue metro (as they already have once), and again end metro's ability to regulate. Again, I believe in regulation – I don't want this to end up in a free for all.

I believe that AirBnb, VRBO, Homaway, etc. agreeing to work with metro council to not allow non permitted operators on their platform will for the most part put a stop to the illegal operators that cause most of the problems with STRPs. Also, having attended the last meeting of the ad hoc committee, I am encouraged by their focus on enforcement as a means to deal with the issue. I believe Vice Mayor Briley's forming of the Ad hoc Committee was a great move to study, hear all sides of the issue, and take the time needed to do the work to come up with a good bill. I strongly believe that the bill they have produced (BL2017-937) should be the one metro council and the planning commission moves forward with instead of the hodgepodge of other less thought out bills attempting to deal with the issue.

It should also be noted that in 2016 metro collected 3.5 million dollars from STRP taxes. This largely went to pay the debt service for the convention center, with the remainder to the Barnes Fund for Affordable Housing. The study the mayor commissioned on STRPs told us that this number could easily double with proper enforcement. A ban would gut these collections.

Mike Geiger
Nashville, TN 37206

From: Steve Swartz [mailto:skyskipp@gmail.com]
Sent: Wednesday, December 13, 2017 10:51 AM
To: Planning Commissioners; John Summers
Subject: Proposed Ordinance 937

I have attached a letter from the Sylvan Park Neighborhood Association opposing proposed ordinance 937.

--

Steve

(attachment follows)



Sylvan Park Neighborhood Association

P.O. Box 92324

Nashville, TN 37209

December 13, 2017

Metro Nashville Planning Commission

Howard Office Building

700 2nd Ave S

Nashville, TN 37210

Dear Commissioner:

I am the president of the Sylvan Park Neighborhood Association which has voted to support proposed ordinance 608 and voted to oppose 937.

Our thinking on 937 is that it poses a dangerous precedent in authorizing a commercial use of property with the RS 7.5 zoning most common in Sylvan Park. As property values have risen dramatically in West Nashville, there have been increasingly frequent attempts to bypass residential zoning restrictions. Permitting any commercial use may set precedent for other such uses.

Ordinance 608 does offer a compromise solution in permitting owner occupied STRs. The proposed 937 goes too far. The non-owner occupied STR is a hotel. A property owner who wants a hotel on residentially zoned property can and should apply under current law to reclassify the property for an appropriate commercial use.

Please vote nonsupport of proposed ordinance 937.

Steven Swartz

President, Sylvan Park Neighborhood Association

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

From: Jeannie Seely [mailto:opryseely@comcast.net]
Sent: Wednesday, December 13, 2017 2:18 PM
To: Planning Commissioners
Subject: Bills.... Miami Ave

Please do not pass these bills that will adversely affect our neighborhood. We feel like they're taking over now. We appreciate your listening to our concerns. Thank you, Gene Ward and Jeannie Seely Ward, 2539 Miami Ave, Nashville 37214
Sent from my iPhone

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

From: Lois Layne [mailto:loislayne42@gmail.com]
Sent: Wednesday, December 13, 2017 10:44 AM
To: Planning Commissioners
Subject: Please Vote No on 937

To the Planning Commission:

Please Vote no on BL2017-937. This bill is not a compromise with 608 which you supported. 937 rezones my residential urban neighborhood to allow non-owner occupied STRPs as "commercial uses." This is inconsistent with Nashville Next which tries to protect our neighborhoods from commercial erosion. It leaves us with the mini-hotels which have moved in, displacing neighbors with tourists and making affordable housing unavailable to full time residents. It gradually destroys the urban neighborhoods that we have worked so long to protect and drives residents out of the urban core.

The highly touted "enforcement" methods to prevent illegal and wild party STRPs has not materialized. I am now hearing cases where owners of illegal STRP are learning how to circumvent detection by the expensive HOST software. 937 fails to provide any additional resources or methods of enforcement of the non-owner occupied STRPs which continue to proliferate unchecked even where there are no more permits available.

Please continue to support 608 as a good compromise. It supports home sharing in homes with a real neighbor who lives there. There is no limit on this type of STRP. It also allows non-owner occupied STRPs in all the areas that are not zoned R and RS. Nashville Next designates many areas where these mini-hotels would be legal.

Thank you for serving our community.

Respectfully,

Lois Layne
817 Russell St
Historic Edgefield
Nashville, TN 37206

From: Eric Stars [mailto:eric@ericstars.com]
Sent: Wednesday, December 13, 2017 5:07 PM
To: Planning Commissioners
Subject: Protect Residential Zoning

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.
Eric Stars

From: John Oden [mailto:jmoden@gmail.com]
Sent: Wednesday, December 13, 2017 10:42 AM
To: Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep Short Term Rentals Legal - I Support BL2017-937

Dear Mayor Barry and Metro Council Members:

I own and operate a Type-2 Short-Term Rental (STR) in Nashville. I have had my permit since Day 1. I abide by all metro ordinances, and collect and remit all taxes due.

I would like to voice my support for BL2017-937. Please know that I am in favor of reasonable regulations that will allow law-abiding operators to continue to benefit our guests, and our communities. I believe that there should be strict enforcement that would eliminate non-permitted

operators. We also believe that any STR operator that causes a nuisance to their neighborhood should be cited and either brought into compliance or shut down.

Thank you for your attention to these matters.

Once again, I support BL2017-937 and encourage the Council to pass this bill.

Respectfully,

John Oden

2600 Bluefield Ave

Nashville, TN 37214

615-210-6115