

## Comments on March 22, 2018 Planning Commission agenda items, received through March 16

### Item 2, 1225 Stainback Avenue (Amendment)

**From:** Alexandria Linton [mailto:alexlintonrn@gmail.com]  
**Sent:** Thursday, March 15, 2018 10:45 PM  
**To:** Planning Commissioners  
**Subject:** Re: about the change.org petition on 1223 Stainback

Hi Craig,

Here is the PDF of the petition opposing the amendment of 2015SP-049-003 (1225 Stainback). Please let me know if you have any trouble viewing it. Also, for whatever reason, when [change.org](http://change.org) generates the PDF of the petition it only shows the city and state of each electronic signature (not the street address). We wanted the commisionners to see that this petition is primarily Cleveland Park and Highland Height residents in close proximity to 1225 Stainback, so I've been gathering the full addresses to verify the signatures validity. I have attached the addresses I've gathered thus far, and I will send you more as I obtain them.

Thank you so much, and please let me know if you have any questions!

Alex Linton Tyson

1223 Stainback Ave

Nashville, TN 37207

**(2 attachments follow)**



Recipient: Metro Nashville Council, Nashville Planning Commission

Letter: Greetings,

Please oppose amending the SP zoning of 1225 Stainback Ave (2015SP-049-003). We do NOT want the planned housing at this lot to be allowed to operate as non-owner occupied short term rentals. Allowing the developers to amend the zoning would only allow them to sell the proposed homes for higher profits at the expense of the residents. This would in no way benefit the neighborhood but, in fact, negatively impact our quality of life. Thank you!

# Signatures

Name	Location	Date
Alex Tyson	Nashville, TN	2018-03-03
Daniel Hutchinson	Nashville, TN	2018-03-03
Nathaniel Muckler	Nashville, TN	2018-03-03
Becky Sprinzen	Nashville, TN	2018-03-03
Devan Baldwin	Nashville, TN	2018-03-03
Max Devaney	Nashville, TN	2018-03-03
Julius Holmes	Chicago, IL	2018-03-03
Yolanda Mara	Nashville, TN	2018-03-03
Omid Yamini	Nashville, TN	2018-03-03
Robert Connor	Nashville, TN	2018-03-03
Caitlyn Leffard	Nashville, TN	2018-03-03
Hayden Forsee	Nashville, TN	2018-03-03
Stephen Joyce	Nashville, TN	2018-03-03
Jami Anderson	Nashville, TN	2018-03-03
Renee Butler	Nashville, TN	2018-03-03
Jonathan DeJoy	New Berlin, NY	2018-03-03
Jonathan Loeser	Nashville, TN	2018-03-03
Carrie Wiese	Joseph Ave, Nashville, TN	2018-03-03
Chris Williams	Nashville, TN	2018-03-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
brandi prewitt	Nashville, TN	2018-03-03
Kendra Oliver	Nashville, TN	2018-03-03
Rachel Horres	Nashville, TN	2018-03-03
Joe Totaro	Lebanon, TN	2018-03-03
Will Tyson	Nashville, TN	2018-03-03
Brooke Yamini	Nashville, TN	2018-03-04
Sarah Jones	Nashville, TN	2018-03-04
Amanda Hachey	Nashville, TN	2018-03-04
Larriet Yarnell	Conway, AR	2018-03-04
Ian Bishop	Nashville, TN	2018-03-04
Allison Taylor	Mobile, AL	2018-03-04
Silvia Lewis	Nashville, TN	2018-03-04
Carol Williams	Nashville, TN	2018-03-04
Tj Jordan	Nashville, TN	2018-03-04
Ric Jordan	Hermitage, TN	2018-03-04
Whitney Pastorek	Nashville, TN	2018-03-04
Will Baldwin	Nashville, TN	2018-03-04
Jason Stalcup	Nashville, TN	2018-03-04
Robert Arts	Nashville, TN	2018-03-04
Harmony Lopez	Nashville, TN	2018-03-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sally Worsham	Nashville, TN	2018-03-04
Nancy Muckler	Nashville, TN	2018-03-04
Jessie Skipworth	Nashville, TN	2018-03-04
Kyle Barber	Nashville, TN	2018-03-04
Katie Burnett	Nashville, TN	2018-03-04
Sarah Martin	Nashville, TN	2018-03-04
Frank Hundley	Nashville, TN	2018-03-04
Stephanie Reed	Nashville, TN	2018-03-04
Kelly Brier	Nashville, TN	2018-03-04
Eric Wilkey	Nashville, TN	2018-03-04
Rosalynn Phillips	Nashville, TN	2018-03-04
Victoria Woodard	Nashville, TN	2018-03-04
Samantha Singer-Swofford	Nashville, TN	2018-03-04
Alex Grant	Nashville, TN	2018-03-04
stephanie ashworth	austin, TX	2018-03-04
M'Lissa Stroop	Nashville, TN	2018-03-05
Suzette Barreto	Nashville, TN	2018-03-05
Marie Ringel	Nashville, TN	2018-03-05
Laura Hill	Nashville, TN	2018-03-05
Juliette Vara	Nashville, TN	2018-03-05
Hilary Beamon	Nashville, TN	2018-03-05
Matthew Bond	Nashville, TN	2018-03-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Coral Smith	Nashville, TN	2018-03-05
LaShawn Stewart	Madison, TN	2018-03-05
Jay Phillips	Nashville, TN	2018-03-05
Kylie Rickards	Nashville, TN	2018-03-05
David Grant	Nashville, TN	2018-03-06
Christy Freeze	Nashville, TN	2018-03-06
Steven Knudson	US	2018-03-06
Elena Sola	Nashville, TN	2018-03-06
Christine Card	Nashville, TN	2018-03-06
Deborah Flynt	Nashville, TN	2018-03-06
Elizabeth Carter	Nashville, TN	2018-03-06
Susanne Hines	Nashville, TN	2018-03-07
Paul Pleiman	Chuckey, TN	2018-03-07
Sarah Bratcher	Nashville, TN	2018-03-07
Josh Gruner	Nashville, TN	2018-03-07
James Mayesky	Nashville, TN	2018-03-07
Trish Jordan	San Angelo, TX	2018-03-07
Tony Thompson	Nashville, TN	2018-03-08
Stephanie Becker	Madison, TN	2018-03-08
Mary Taylor Tepper	Nashville, TN	2018-03-08
Mike Sammon	Nashville, TN	2018-03-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Joshua France	Nashville, TN	2018-03-08
Daniel Pratt	Nashville, TN	2018-03-08
Kathryn Turner	Nashville, TN	2018-03-08
john pratt	North Chicago, IL	2018-03-08
Charlie Staton	Nashville, TN	2018-03-08
Matt Sullivan	Nashville, TN	2018-03-08
Luise Stone	Nashville, TN	2018-03-08
Ryan Gardarsson	Nashville, TN	2018-03-08
Marilyn Cameron	Nashville, TN	2018-03-08
Michael Craft	Nashville, TN	2018-03-08
Erick Charles	Nashville, TN	2018-03-08
Tara Curtis	Nashville, TN	2018-03-08
Roberto Cocco Jr	Nashville, TN	2018-03-08
Michael Bowlds	Nashville, TN	2018-03-08
Hack Russell	Nashville, TN	2018-03-08
Melissa Velez	Kingsport, TN	2018-03-08
Alexandra Russell	Nashville, TN	2018-03-08
Caroline Miller	Nashville, TN	2018-03-08
Johannes Ordziniak	Nashville, TN	2018-03-08
Kelly Pruitt	Nashville, TN	2018-03-08
Adam Walker	Brooklyn, NY	2018-03-08
Alison Haymer	Nashville, TN	2018-03-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jamie Stump	Nashville, TN	2018-03-08
Dawson McGough	Nashville, TN	2018-03-08
Rachel Joyce	Nashville, TN	2018-03-08
Elizabeth Baldwin	Murfreesboro, TN	2018-03-08
Anne McEntire	Nashville, TN	2018-03-08
Kevin Coughlin	Nashville, TN	2018-03-08
Katie Jones	Nashville, TN	2018-03-08
Megan Wilkey	Nashville, TN	2018-03-08
Mary Price	Nashville, TN	2018-03-08
Haleigh Deskins	Tuscaloosa, AL	2018-03-08
Andrew De Vries	Nashville, TN	2018-03-08
Ali Sevilla de Cocco	Nashville, TN	2018-03-08
Shonna Perdue	Nashville, TN	2018-03-08
Alicia Threlkeld	Nashville, TN	2018-03-08
Hilary Hommes	Nashville, TN	2018-03-08
Mason Wheaton	Nashville, TN	2018-03-08
Michael Parrish	Nashville, TN	2018-03-08
Ashley Wood	Nashville, TN	2018-03-09
Bryan Young	Nashville, TN	2018-03-09
Meagan Jenkins	Nashville, TN	2018-03-09
Alexandria Hadd	Nashville, TN	2018-03-09
Tara Jo Kirk	Nashville, TN	2018-03-09



<b>Name</b>	<b>Location</b>	<b>Date</b>
Christine Pratt	Nashville, TN	2018-03-09
Michael Downs	Nashville, TN	2018-03-09
Adam Sumrall	Nashville, TN	2018-03-09
Ariana Evans	Nashville, TN	2018-03-09
Dave Morgan	Brentwood, TN	2018-03-09
Susan THOMPSON	Saint Louis, MO	2018-03-09
Rebekah Batyah Freedman	Nashville, TN	2018-03-09
Clint Williams	Nashville, TN	2018-03-09
Candice Bosworth	Nashville, TN	2018-03-09
Michael Kight	Nashville, TN	2018-03-09
David Sprinzen	Nashville, TN	2018-03-09
Jeff Woodard	Nashville, TN	2018-03-09
Jose Espailat	Nashville, TN	2018-03-09
Rachel Peiffer	Nashville, TN	2018-03-09
Brianna Swanberg	Nashville, TN	2018-03-09
Mark Lenihan	Nashville, TN	2018-03-09
Terra James-Jura	Nashville, TN	2018-03-09
Ben Harper	Nashville, TN	2018-03-09
Christian Hommes	Nashville, TN	2018-03-09
Claudia Lofton	Nashville, TN	2018-03-09
Eugenia Izmaylova	Brandon, TN	2018-03-09
Anthony Doling	Nashville, TN	2018-03-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nichole Bauer	Lebanon, TN	2018-03-09
Katie Umberg	Nashville, TN	2018-03-09
Noel Henniger	Nashville, TN	2018-03-09
Ryan Ervin	Nashville, TN	2018-03-10
Joshua Hernandez	Nashville, TN	2018-03-10
Mary Waymire	Alpharetta, GA	2018-03-10
Hallie Dillon	Nashville, TN	2018-03-10
Doy Gardner	Nashville, TN	2018-03-11
Tracy Jennette	Nashville, TN	2018-03-12
Dustin Overton	Nashville, TN	2018-03-14
Betty Overton	Nashville, TN	2018-03-15
Danielle Magaard	Nashville, TN	2018-03-15

## Petition Addresses

1. Alex Linton Tyson: 1223 Stainback Ave Nashville, TN 37207
2. Will Tyson Jr: 1223 Stainback Ave Nashville, TN 37207
3. Jami Anderson: 1219 Stainback Ave Nashville, TN 37207
4. Danielle Magaard: 1012 Lischey Ave Nashville, TN 37207
5. TJ Jordan: 1224 Stainback Ave Nashville, TN 37207 (owner)
6. Stephen Joyce: 1224 Stainback Ave Nashville, TN 37207 (renter)
7. Nathaniel Muckler: 1008 Stainback Ave Nashville, TN 37207
8. Nancy Muckler: 1008 Stainback Ave Nashville, TN 37207
9. Robert Connor: 1304 Pennock Ave Nashville, TN 37207
10. Sarah Martin: 1020 Stainback Ave Nashville, TN 37207
11. Ariana Evans: 1424 Stainback Ave Nashville, TN 37207
12. Marie Ringel: 1100 Meridian Street Nashville, TN 37207
13. Hayden Forsee: 1211 N 5th Street Nashville, TN 37207
14. Devan Baldwin: 1334 Lischey Ave Nashville, TN 37207
15. Will Baldwin: 1334 Lischey Ave Nashville, TN 37207
16. Renee Butler: 1103 Lischey Ave Nashville, TN 37207
17. Joey Butler: 1103 Lischey Ave Nashville, TN 37207
18. Courtney Williams: 1303 Lischey Ave Nashville, TN 37207
19. Carrie Wiese: 1119 Joseph Ave Nashville, TN 37207
20. Jonathon Loeser: 1200 N 2nd Street Nashville, TN 37207
21. Omid Yamini: 1204 N 2nd Street Nashville, TN 37207
22. Brooke Yamini: 1204 N 2nd Street Nashville, TN 37207
23. Silvia P Lewis: 1306 Stainback Ave Nashville, TN 37207
24. Victoria Woodard: 1025 Dickerson Pike Nashville, TN 37207
25. Jeff Woodard: 1025 Dickerson Pike Nashville, TN 37207
26. Brandi Prewitt: 1204 N 2nd Street Nashville, TN 37207
27. Sarah Jones: 1101 Stockell Street Nashville, TN 37207
28. Ian Bishop: 300 11th Ave N Nashville, TN 37203
29. Whitney Pastorek: 917 Spain Ave Nashville, TN 37216
30. Jason Stalcup: 906 N 5th Street Nashville, TN 37207
31. Kyle Barber: 906 N 5th Street Nashville, TN 37207
32. Robert Arts: 301 Gatewood Ave Nashville, TN 37207
33. Harmony Lopez: 242 Treutland Ave Nashville, TN 37207
34. Jessie Skipworth: 1021 Stainback Ave Nashville, TN 37207
35. Frank Hundley: 921 Delmas Ave #A Nashville, TN 37216
36. Stephanie Reed: 309 W Trinity Lane Nashville, TN 37207
37. Brandon Wood: 1115 Meridian Street Nashville, TN 37207
38. Kelly Brier: 1320 Stainback Ave Nashville, TN 37207
39. Rosalynn Phillips: 1105 Pennock Ave Nashville, TN 37207
40. Samantha Singer-Swofford: 1014 Lischey Ave Nashville, TN 37207

41. Alex Grant: 1126 Stockell Street Nashville, TN 37207
42. Suzette Barreto: 702 N 2nd Street Nashville, TN 37207
43. Laura Hill: 1104 Stockell Street Nashville, TN 37207
44. Juliette Vara: 1318 Stainback Ave #B Nashville, TN 37207
45. Coral Smith: 2683 Old Matthews Road Nashville, TN 37207
46. David Grant: 1126 Stockell Street Nashville, TN 37207
47. Christy Freeze: 1522 Jones Ave Nashville, TN 37207
48. Elena Sola: 1905 Fatherland Street Nashville, TN 37206
49. Josh Gruner: 1410 Pennock Ave Nashville, TN 37207
50. James Mayesky: 1402 Lischey Ave Nashville, TN 37207
51. Tony Thompson: 1217 N 6th Street Nashville, TN 37207
52. Mike Sammon: 1018 Pennock Ave Nashville, TN 37207
53. Joshua France: 1211B N 8th Street Nashville, TN 37207
54. Daniel Pratt: 342 Edith Ave Nashville, TN 37207
55. Charlie Staton: 1019 Lischey Ave Nashville, TN 37207
56. Ryan Gardarsson: 57 Creighton Ave Nashville, TN 37206
57. Marilyn Cameron: 1117 Stainback Ave Nashville, TN 37207
58. Erick Charles: 1431 Stainback Ave Nashville, TN 37207
59. Tara Curtis: 1431 Stainback Ave Nashville, TN 37207
60. Roberto Cocco Jr: 1021 N 2nd St Nashville, TN 37207
61. Caroline Miller: 2011 Overby Rd Nashville, TN 37207
62. Kelly Pruitt: 1011 Chicamauga Ave Nashville, TN 37206
63. Adam Walker: 1422 Sharpe Ave Nashville, TN 37206
64. Alison Haymer: 1214 Pennock Ave Nashville, TN 37207
65. Jamie Stump: 1200 Lischey Ave Nashville, TN 37207
66. Rachel Joyce: 1113 Lischey Ave #B Nashville, TN 37207
67. Anne McEntire: 1023 Stainback Ave Nashville, TN 37207
68. Kevin Coughlin: 1023 Stainback Ave Nashville, TN 37207
69. Rebecca Batyah Freedman: 1209 Meridian Street Nashville, TN 37207
70. Mary Price: 1204A N 6th Street Nashville, TN 37207
71. Shonna Perdue: 1307A Stainback Ave Nashville, TN 37207
72. Alicia Threlkeld: 328 Edith Ave Nashville, TN 37207
73. Hillary Hommes: 1015 Joseph Ave Nashville, TN 37207
74. Michael Parrish: 1407 N 14th Street Nashville, TN 37206
75. Ashley Wood: 1020 Pennock Ave Nashville, TN 37207
76. Bryan Young: 1112 N 7th Street Nashville, TN 37207
77. Meagan Jenkins: 1122 N 7th Street Nashville, TN 37207
78. Tara Jo Kirk: 1232 Joseph Ave Nashville, TN 37207
79. Alexandria Hadd: 2659 Blakemore Ave Nashville, TN 37212
80. David Sprinzen: 1020 Dew Street Nashville, TN 37206
81. Becky Sprinzen: 1020 Dew Street Nashville, TN 37206
82. Michael Bowlds: 488 Lemont Dr Nashville, TN 37216
83. Matthew Bond: 3519 Golf Street Nashville, TN 37216

84. M'Lissa Stroop: 62 Lutie Street Nashville, TN 37210
85. Katie Burnett: 4809 Milner Drive Nashville, TN 37211
86. Kendra Oliver: 512 Lovell Street Nashville, TN 37209
87. Betty Overton: 3205 Healy Dr Nashville, TN 37207

## Petition Addresses Continued

88. Christine Pratt: 342 Edith Ave Nashville, TN 37207
89. Michael Downs: 620 Stockell St Nashville, TN 37207
90. Adam Sumrall: 1011 N 6<sup>th</sup> St Nashville, TN 37207
91. Rachel Peiffer: 1601 Jones Ave Nashville, TN 37207
92. Candice Bosworth: 4824 Hopedale Dr Nashville, TN 37211
93. Ben Harper: 1305 Stainback Ave Nashville, TN 37207
94. Eugenia Izmaylova 1118 Stockell St Nashville, TN 37207
95. Christian Hommes 1015 Joseph Ave Nashville, TN 37207
96. Mark Lenihan 1213B N 7<sup>th</sup> St Nashville, TN 37207
97. Brianna Swanberg 1316 Rosedale Ave Nashville, TN 37207
98. Clint Williams 217 Downeymeade Dr Nashville, TN 37214
99. Terra James-Jura 1112 Chapel Ave Nashville, TN 37206
100. Claudia Lofton 1117 N 2<sup>nd</sup> St Nashville, TN 37207
101. Michael Kight 320 Old Hickory Blvd Apt 800 Nashville, TN 37221
102. Nichole Bauer 1012 N 2<sup>nd</sup> St Nashville, TN 37207
103. Noel Henniger 314A Scott Ave Nashville, TN 37206
104. Doy Gardner 1215 Pennock Ave Nashville, TN 37207
105. Anthony Doling 2008 Beech Ave Nashville, TN 37204
106. Katie Umberg 4812 Overcrest Dr Nashville, TN 37211
107. Mary Waymire 109 10<sup>th</sup> Ave S Suite 208 Nashville, TN 37203
108. Hallie Dillon 207 Graylnn Dr Nashville, TN 37214
109. Joshua Hernandez 905 W Eastland Ave Nashville, TN 37206
110. Dustin Overton 1215 Pennock Ave Nashville, TN 37207
111. Tracy Jennette 207 Graylynn Dr Nashville, TN 37214
112. Dave Morgan 916 N 5<sup>th</sup> St Nashville, TN 37207
113. Daniel Hutchinson Stockell Street Nashville, TN 37207
114. Megan Wilkey 1019 Stainback Ave Nashville, TN 37207
115. Eric Wilkey 1019 Stainback Ave Nashville, TN 37207
116. Andrew De Vries 1013 Stockell St Nashville, TN 37207

117. Ali Sevilla De Cocco 1021 N 2<sup>nd</sup> Street Nashville, TN 37207
118. Michael Craft 410 Sunnyside Dr Nashville, TN 37205
119. John Pratt 342 Edith Ave Nashville, TN 37207
120. Matt Sullivan 1209 N 5<sup>th</sup> St Nashville, TN 37207
121. Susanne Hines 1200 N 2<sup>ND</sup> St Nashville, TN 37207
122. Deborah Flynt 2110 Riverside Dr Nashville, TN 37216
123. Christine Card 1123 Lischey Ave Nashville, TN 37207
124. Steven Knudson 2693 Hartford Dr Nashville, TN 37210
125. Elizabeth Carter 1116 Chester Ave Nashville, TN 37206
126. Yolanda Mara 4706 Colorado Ave Nashville, TN 37209

**From:** Charlie Staton [mailto:charlie.l.staton@gmail.com]  
**Sent:** Thursday, March 08, 2018 3:09 PM  
**To:** Planning Commissioners  
**Subject:** 1225 Stainback rezoning

Planning Commissioners,

My name is Charlie Staton and I live at 1019 Lischey Ave in Cleveland Park. My home is approximately 1/4 of a mile from 1225 Stainback and I am contacting you today to express my concern about the potential rezoning of this property to allow for STR use.

I have had the privilege of living in my home now for more than 5 years. In that time, I have seen the increase in development and growth in my neighborhood. It has been a point of pride for me to watch my community grow these past years, but the rezoning of 1225 Stainback to allow for STR use is a blatant attempt to undermine current regulations that have been put in place to protect and strengthen our communities all so that a developer can maximize thier profits.

I understand the need for us to increase density in our city's growing neighborhoods but this rezoning would not accomplish that. We need more housing for actual Nashville citizens, not guests at an AirBnB

Please deny the request for 1225 to be rezoned for STR use.

Thank you

Charlie Staton

**From:** Joey [mailto:tomatopie34@hotmail.com]  
**Sent:** Thursday, March 08, 2018 2:16 PM



**To:** Planning Commissioners

**Subject:** Vote no on rezoning 1225 Stainback - 2015SP-049-003

I understand this decision was deferred and may be heard again today. Re-sending previous email to voice again our total opposition to this potential zoning change.

Thanks,  
Joey and Renee Butler  
1103 Lischee Ave.

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**From:** Joey <tomatopie34@hotmail.com>  
**Sent:** Thursday, February 8, 2018 10:52 AM  
**To:** planning.commissioners@nashville.gov  
**Subject:** Concern regarding 1225 Stainback - 2015SP-049-003

We oppose any zoning change to 1225 Stainback that would open up the possibility of the property being eligible to offer short-term rentals.

When this property was originally rezoned in 2015, those who heard their presentations at CPNA meetings were told that the reason a build this dense (4 homes on 1 single family lot) was to create more housing for the "100 people a day who are moving here" and meet demand for housing in the area.

While not happy about the idea of that many units on one lot at all, the prospect of homeowners or long-term renters is far better than that of a potential STR of that size in our neighborhood. Our Cleveland Park neighbor Alex Tyson lives mere feet from this property and will be severely negatively affected by the establishment of an STR that could house up to 48 guests per day. We support his opposition. One need look no further than this week's news of the McFerrin Park STR house being demolished by a group who managed to use stolen credit cards and fake IDs to book the space through a third-party manager (<http://www.wsmv.com/clip/14107276/renter-with-fake-id-hosts-party-trashes-short-term-rental-in-east-nashville>).

STRs have no business operating in a residential neighborhood, period.

Please vote no on any amendment to the property's existing zoning.

Thank you.

Joey and Renee Butler  
1103 Lischey Ave.

From: Harmony [mailto:hmlopez@ymail.com]  
Sent: Thursday, March 08, 2018 1:19 PM  
To: Planning Commissioners  
Subject: Zoning change request

I am AGAINST the zoning request change for 1225 Stainback Avenue. We do not need any more short term rentals in our neighborhood! We need neighbors not investors!

Harmony Lopez  
37207 resident

Sent from my iPad

**From:** Kathryn Turner [mailto:kturner3@gmail.com]  
**Sent:** Thursday, March 08, 2018 1:17 PM  
**To:** Planning Commissioners  
**Subject:** Please disapprove the amendment to 2015SP-049-003

I am writing to ask you to disapprove (NOT DEFER) the zoning change requested for 1225 Stainback Avenue. This is an obvious attempt to get around Metro Council's restrictions on STR permits in neighborhoods. Ben Jordan/Myron Dowel/Scott Davis were instructed to have a community meeting prior to your next meeting, which has not happened. This zoning change will allow the four houses to have up to 12 Airbnb guest EACH. Would you like to live next to four party houses hosting 12 people each..up to 48 people total? No one in their right mind would.

As a neighborhood, we are against this! Please respect the wishes of the people that have signed a petition and emailed asking you to disapprove this. Please choose neighbors over developers.

Thank you,

Kathryn Turner

1208 Meridian Street

[865.382.4067](tel:865.382.4067)

**From:** Alex Linton [mailto:alexlintonrn@gmail.com]  
**Sent:** Thursday, March 08, 2018 1:00 PM  
**To:** Planning Commissioners  
**Subject:** 2015SP-049-003 OPPOSE (1225 Stainback)

Planning Commissioners,

I recognize that the item 2015SP-049-003 (1225 Stainback) is being recommended for deferral today, but please oppose if you do in fact decide to vote on it today, considering the applicant has not yet held their required community meeting with a staff member present. I know that the applicant has just recently sent out a notification of a community meeting to a number of neighbors, but this meeting is planned to take place on a Monday at 4:00 pm when very few people will be able to attend due to work. Several of our neighbors in close proximity say they did not receive a letter yet, so in order to gain more attention for this community meeting we had to circulate the letter via word of mouth and social media. Whether this is the intention of the applicants or not, it is coming across as though the applicants are only trying to host a meeting because they were required to do so and not because they aim to better inform the neighborhood. Otherwise, I feel like the applicant would have made proper arrangements with both the Cleveland Park Neighborhood Association and the Highland Heights Neighborhood Association to set up community meetings that were convenient and well-advertised.

Please refer back to my previous emails of opposition, as well as those of my fellow neighbors. Allowing a developer to build new structures in a residential neighborhood for the intent of being sold as STRs is setting a terrible precedent for our city. Below is the link to our active petition opposing the zone change of 2015SP-049-003 (1225 Stainback). Thus far, the vast majority of signatures are from Cleveland Park or Highland Heights.

Thank you!

Alex Linton Tyson

<https://www.change.org/p/metro-nashville-council-oppose-the-rezoning-of-1225-stainback-ave>

**(this is the same petition included as an attachment on page 1) – Craig**

**From:** Hayden Forsee [mailto:hayden4c@gmail.com]  
**Sent:** Thursday, March 08, 2018 12:11 PM

**To:** Planning Commissioners

**Subject:** Please disapprove the amendment to 2015SP-049-003

I am writing to ask you to disapprove (NOT DEFER) the zoning change requested for **1225 Stainback Avenue**. This is a blatant effort to circumvent Metro Council's recently passed restrictions on STR permits in neighborhoods like ours. The petitioners were instructed to have a community meeting prior to your next meeting. They have not. The planned meeting is set for March 12 at 4:00pm and we have not found anyone other than the neighbors that have received notice of their meeting. In fact, the only people posting about this meeting is the adjacent neighbors who are against this.

Please keep in mind that this zoning change will allow the four houses that are currently lining the adjacent neighbor's house and backyard to have up to 12 Airbnb guest each. Would you like to live next to four party houses hosting 12 people each? Up to 48 people total. 48 people in 6 parking spots.

**As a neighborhood, we are against this.** Please respect the wishes of the 85 people that have signed a petition asking you to disapprove this. Please choose neighbors over developers.

Thank you,

**Hayden Forsee**

**1211 N 5th St**

**From:** De Vries Andrew [mailto:Andrew.DeVries@Healthtrustpg.com]

**Sent:** Thursday, March 08, 2018 4:23 PM

**To:** Planning Commissioners

**Subject:** Please disapprove the amendment to 2015SP-049-003

Please consider this email disapproval of the rezoning of 1225 Stainback Av., Nashville, TN 37207

Thanks,

**Andrew De Vries – LEED AP** | Manager, Facility Infrastructure & Acquisition Management

HealthTrust / CoreTrust | 1100 Charlotte Ave, Suite 1100 | Nashville, TN 37203

o: 615.344.3038 | f: 855.442.1936 | e: [andrew.devries@healthtrustpg.com](mailto:andrew.devries@healthtrustpg.com) | [www.healthtrustpg.com](http://www.healthtrustpg.com) | [www.coretrustpg.com](http://www.coretrustpg.com)

## **Item 11, 1088-1090-1092 12<sup>th</sup> Ave. South**

**From:** KING HOLLANDS [<mailto:KHOLLANDS@msn.com>]

**Sent:** Sunday, March 11, 2018 11:26 AM

**To:** Planning Commissioners

**Subject:** A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and 1092 12th Avenue South,

Colby, Planning Commission.

Defer this until a community meeting can be held.

2017Z-122PR-001

On Consent: Yes

Council District 17 (Colby Sledge) Public Hearing: Open

Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and [1092 12th Avenue South](#),

approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant T and T Development, LLC and Troy Olsen, owners.

**From:** Ronnie Miller [<mailto:ronmil26@aol.com>]

**Sent:** Monday, March 05, 2018 11:59 AM

**To:** Shepard, Shawn (Planning)

**Subject:** 2017Z-122PR-001 - Removal from Consent

Ms. Shepard,

I am Ronnie Miller of the Edgehill Coalition requesting that case 2017Z-122PR-001 be removed from the consent agenda on March 8, 2018. We would like to meet with the developer so we may understand what is proposed for our neighborhood.

My contact information:

Ronnie Miller

615-254-7841

615-415-9140

[Ronmil26@aol.com](mailto:Ronmil26@aol.com)

Thank you,

Ronnie Miller

defer this until a community meeting can be held.

**Item 17, Combs Gub SP (previously 2018Z-030PR-001)**

**From:** Craig Jacobson [<mailto:craigduane@gmail.com>]

**Sent:** Thursday, February 08, 2018 3:02 PM

**To:** Shepard, Shawn (Planning)

**Subject:** Case 2018Z-030PR-001

Shawn:

My name is Craig Jacobson. I live at 1805 Liberia St. 37207. My Phone # is 6157203033

I have lived here 20 years. The grub company has been running a commercial business just past my house for years. It is on residential property. The drive semi trucks across residential property and come out right in front of my house leaving mud and dirt that turns into 50 ft clouds of dust that come down on my house. My house is a dusty mess because they have been doing this for years. They were taken to court to stop them but still use the residential lot just past my house on Seminary to run the semi across.

If this new rezoning in anyway makes what they have been doing illegally for years legal. I am completely against it. Please inform me if exactly what property on seminary they are trying to rezone. Sincerely  
Craig Jacobson 1805 Liberia St Nashville tn 37207

P.S. I have also been breathing the dust all these years

**From:** Craig Jacobson [mailto:craigduane@gmail.com]  
**Sent:** Monday, March 05, 2018 11:55 PM  
**To:** Planning Commissioners  
**Subject:** Case 2018Z-030PR-001

I live at 1805 Liberia St I would like to address the proposed zoning change Case 2018Z-030PR-001 Gub Construction company is trying to rezone the area Parcel 120 just past my house. They have been illegally using this property for years for a commercial business. There was court case to stop them using the property Parcel 120 just past my house where they drove their semi trucks across several dirt residential lots to come onto Liberia st directly in front of my house. Up to 12 semis a day 7 days a week coming and going.

I am apposed to any rezoning that would make it legal for Gub Construction to run their commercial trucks and equipment across this residential property in front of my house. I bought a house in a residential neighborhood at end of Liberia St and Gub Construction has ruined my property value and made my life miserable. Not mention my health. Their trucks have dragged dirt in front of my house then running over the dirt causing 50 foot dust clouds that I have to breathe and try impossible to clean off of everything I own

Very against zoning this change

Craig Jacobson

Plus the main entrance and exit to the property I am talking about for the many lots past my home would require everything built there would past my house. I am also sending information on some of my communications with codes over the wrongful use of this property

**Sent:** Friday, August 12, 2011 at 9:05 AM  
**From:** "Cobb, Terry (Codes)" <[Terry.Cobb@nashville.gov](mailto:Terry.Cobb@nashville.gov)>  
**To:** "craig jacobson" <[craigjacobson@email.com](mailto:craigjacobson@email.com)>  
**Cc:** "Penn, Bill (Codes)" <[Bill.Penn@nashville.gov](mailto:Bill.Penn@nashville.gov)>, "West, Karene (Codes)" <[Karene.West@nashville.gov](mailto:Karene.West@nashville.gov)>  
**Subject:** RE: Re: Ten mounths nothing has happened.why?

[Mr. Jacobson - Here's the report from my Assistant Director, Bill Penn.](#)

**From:** Penn, Bill (Codes)  
**Sent:** Friday, August 12, 2011 9:26 AM  
**To:** Cobb, Terry (Codes)  
**Cc:** West, Karene (Codes)  
**Subject:** RE: Re: Ten months nothing has happened.why?

We had a case in 2007 on this issue. The address was 1803 Liberia. We took the owner to court. He tried to argue that the area was once a dump and commercial activity had been going on there and that he should be "grandfathered". The courts found that the non-conforming use was not valid and he was ordered to discontinue using the property for commercial use. I'm having it re-inspected to day, if they are back at it, then we're headed back to court.

Terrence L Cobb  
Director  
Department of Codes & Building Safety  
[800 2nd Avenue South](#)  
P.O. Box 196300  
Nashville, Tennessee 37219-6300  
[\(615\)862-6549](tel:(615)862-6549) FAX [\(615\)862-6615](tel:(615)862-6615)  
[terry.cobb@nashville.gov](mailto:terry.cobb@nashville.gov)

"You cannot defy the laws of physics or building codes, but beyond that, the possibilities are endless." ~- Dan Phillips, Home Builder, Huntsville, TX

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**From:** craig jacobson [mailto:[craigjacobson@email.com](mailto:craigjacobson@email.com)]  
**Sent:** Thursday, August 11, 2011 2:38 PM  
**To:** Cobb, Terry (Codes)  
**Subject:** Fw: Re: Ten mounths nothing has happened.why?

Dear Teri:

Please review this email I received from the councilman Jamie Isabel n 2006. It as determined at that time Gub Construction was in codes violation by your inspectors and here we are 2011 and they are still running a construction company on this residential property. They also closed off the real Liberia st entrance and extended Liberia St straight past my house so they can drive there semi's onto the dirt lot which is residential property to get them to their business on residential property.

If they can change the roads without legal permission. I would like your permission to close Liberia St just before my house and detour their road around the back of my house and come around past my house. If this sounds crazy please explain to me how they were able to do this?  
Please look into this after 12 years and no resolve somethings rotten in Demark.

Respectfully Craig Jacobson

I can be reached at [615-649-4343](tel:615-649-4343)

No less that 20 semis passed my house today seems like a business to me.

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

From: craig jacobson  
Sent: 03/07/06 11:24 AM  
To: Jamie Isabel  
Subject: Re: Ten mounths nothing has happened.why?

This is the message you sent to me 10 months ago. Nothing has moved at all.I will try to send you an attached picture.

The reasons I have been upset for 8 years while this construction company has been illegally working from and storing there equipment on this property is plane to see in the collage of pictures. The big equipment drags dirt onto the road. The dirt gets run over. It turns to dust as cars drive over it causing my house to be covered in dirt and dust all the time. When it rains the water washes the dirt down the hill clogging up the burm codes put at the top of my drive way to keep it from washing out my drive way. When we get a hard rain I have to fill in wholes in my driveway up to 1 foot deep. The dirt you see on the road was put there in one day. Can you imagine how much dirt has been dragged onto the street in 8 years? Please help. My next step is The I Team investigators. This has been going on to long.

> ----- Original Message -----

> From: "Jamie Isabel" <[jisabel@dcagency.com](mailto:jisabel@dcagency.com)>  
> To: "craig jacobson" <[craigjacobson@email.com](mailto:craigjacobson@email.com)>  
> Subject: Re: ? Craig  
> Date: Wed, 11 May 2005 09:25:28 -0500  
>

>  
> Mr. Jacobson,  
>  
> Mr. Terry Reeves of Cub Construction Co. will be served a legal  
> notice to vacate the property with all of the commercial  
> equipment. The company is in codes violation and I expect the  
> courts to demand he vacate immediately. I spoke with Mr. West in  
> regards to this matter and we both agreed. Thanks for contacting  
> me in regards to this and other issues that affects the  
> community.  
>  
> Jamie  
> ----- Original Message -----  
> From: craig jacobson  
> To: Jamie Isabel  
> Sent: Tuesday, May 10, 2005 8:11 PM  
> Subject: Re: ? Craig  
>  
>  
> I got to tell Mr. Isabel it makes me nervous that it takes  
> three people to decide something that is plainly documented on  
> metro's site. It seems to me that it would be more probable that  
> they trying to figure out how to get around it.  
>  
> If someone made this non-conforming. We need to know who,  
> when, and where records are kept concerning non-conforming  
> property. This was clearly zoned RS5 single residential use.  
> Thanks for your help. If we fix this I have a couple other things  
> I need your help with. Craig  
>  
>  
>  
> ----- Original Message -----  
> From: "Jamie Isabel"  
> To: [craigjacobson@email.com](mailto:craigjacobson@email.com)  
> Subject: Fw: Report a Codes Violation-Liberia St (Existing Incident)  
> Date: Tue, 10 May 2005 12:53:55 -0500  
>  
>  
>  
> ----- Original Message -----  
> From: Jamie Isabel  
> To: [craigjacason@email.com](mailto:craigjacason@email.com)  
> Sent: Tuesday, May 10, 2005 12:39 PM  
> Subject: Fw: Report a Codes Violation-Liberia St (Existing Incident)  
>  
>  
> For your information.  
>  
> Jamie  
> ----- Original Message -----  
> From: Bush, Linda (Codes)  
> To: Isabel, Jamie (Council Member)  
> Sent: Tuesday, May 10, 2005 10:55 AM  
> Subject: FW: Report a Codes Violation-Liberia St (Existing Incident)  
>  
>  
> Mr. Isabel,  
>

> Mr. Castleberry, Mr. Morgan and Mr. Shepherd are going to meet  
> sometime today in regard to this matter.

>  
> Thank you,  
> Linda  
> Linda F. Bush  
> Customer Service Representative  
> Property Standards Division  
> Phone: (615) 862-6590  
> Fax: (615) 862-6514  
> E-Mail: [linda.bush@nashville.gov](mailto:linda.bush@nashville.gov).

>  
>  
>  
>  
> -----Original Message-----  
> From: craig jacobson [mailto:[craigjacobson@email.com](mailto:craigjacobson@email.com)]  
> Sent: Monday, May 09, 2005 9:03 PM  
> To: Bush, Linda (Codes)  
> Cc: Isabel, Jamie (Council Member)  
> Subject: RE: Report a Codes Violation-Liberia St (Existing Incident)

>  
> Dear Linda,

>  
>  
> Please inform councilman Jamie Isabel and myself of progress  
> being made determining if these properties are non-conforming  
> use. We are very interested in your findings. Thank you Craig

>  
>  
> ----- Original Message -----  
> From: "Bush, Linda (Codes)"  
> To: "craig jacobson"  
> Subject: RE: Report a Codes Violation-Liberia St (Existing Incident)  
> Date: Wed, 4 May 2005 09:31:36 -0500

>  
> Craig:

>  
> Our staff has met with GUB Construction in our office and we  
> are in the process of determining if these properties are  
> non-conforming use, per Jeff Castleberry.

>  
> Thanks,  
> Linda  
> Linda F. Bush  
> Customer Service Representative  
> Property Standards Division  
> Phone: (615) 862-6590  
> Fax: (615) 862-6514  
> E-Mail: [linda.bush@nashville.gov](mailto:linda.bush@nashville.gov).

>  
>  
>  
>  
> -----Original Message-----

> From: craig jacobson [mailto:[craigjacobson@email.com](mailto:craigjacobson@email.com)]  
> Sent: Tuesday, April 26, 2005 1:43 AM  
> To: Bush, Linda (Codes)  
> Subject: RE: Report a Codes Violation-Liberia St (Existing Incident)

> Dear Linda,

> I just got to thinking. What is amazing to me is that I  
> filed my first complaint on a Thursday. On Friday morning. GUB  
> Construction, Inc was in front of my house scraping off the dirt  
> and mud from the road that I had complained about the night  
> before. They also started to use the original entrance to their  
> property. I had mentioned that they actually changed the road so  
> they could get their big trucks in and out easier. It seems like  
> there is better communication with GUB Construction, Inc than you  
> think there is. If someone down there can tell them what to fix  
> that fast. They can be contacted. Somebody does not want to  
> contact them. Please forward this to someone who cares that this  
> is going on. Craig

> ----- Original Message -----

> From: "Bush, Linda (Codes)"  
> To: [craigjacobson@email.com](mailto:craigjacobson@email.com)  
> Subject: RE: Report a Codes Violation-Liberia St (Existing Incident)  
> Date: Mon, 25 Apr 2005 15:52:56 -0500

> > Craig, we have exhausted all resources in trying to contact this  
> > GUB Construction, Inc. Although we show their mailing address to  
> > be 606 Wade Circle, "ALL" correspondence sent to this address is  
> > returned. Mike Morgan who is the inspector for this area has even  
> > notified our Legal Dept. and Cynthia Parrish and she is aware of  
> > all our efforts.

> > You might want to contact the Legal Dept. if you have any further  
> > questions concerning this matter. Cynthia Parrish can be reached  
> > at 862-6341.

> > Thank you,  
> > Linda Bush

> > Linda F. Bush  
> > Customer Service Representative  
> > Property Standards Division  
> > Phone: (615) 862-6590  
> > Fax: (615) 862-6514  
> > E-Mail: [linda.bush@nashville.gov](mailto:linda.bush@nashville.gov).

> > Email:  
> > [craigjacobson@email.com](mailto:craigjacobson@email.com)

> > Type of Request:

> > Business operating in a residence (Codes)  
> >  
> > Location of Violation:  
> > This property is at the end of Liberia St. Next to [1805 Liberia St](#)  
> >  
> > Parcel ID  
> > Location  
> > Owner  
> > 071 09 0 120.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 003.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 006.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 008.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 010.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 012.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 013.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 001.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 002.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 004.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 005.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 007.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.  
> >  
> > 071 10 0 009.00  
> > 0 LIBERIA ST NASHVILLE  
> > GUB CONTRACTORS, INC.

>  
>  
> 071 10 0 011.00  
> 0 LIBERIA ST NASHVILLE  
> GUB CONTRACTORS, INC.  
>  
>  
>  
>  
> Description of Violation:  
> This property is being used for a commercial business. This  
> property is zoned residential  
>  
> Other Comments:  
> This property is being used for a commercial business. GUB  
> CONTRACTORS, INC. I blind man could see it from outer space.  
> This property is residential. Not commercial. This is the third  
> report to codes. Nothing has been done. Just one question. Why?  
> Craig  
>