

Comments on June 28, 2018 agenda items, received through June 22

Item 1, Donelson Transit-Oriented Development Plan

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

Sent: Friday, May 25, 2018 1:53 PM

To: Planning Commissioners

Subject: HOA agreements as a possible way to prohibit STRs in Transit-Oriented Developments

Dear Planning Commissioners:

I attended yesterday's Planning Commission meeting to speak against the proposed Donelson TOD district because, since I believe it will function as a template for all TODs in Nashville, it's important for Metro to set a good standard with the first TOD.

My recollection is that the bill passed by the Tennessee State Legislature restricting Nashville's ability to regulate short-term rentals allow private Homeowners Agreements that prohibit STRs in either multifamily developments or "gated community" subdivisions of single-family homes. Prohibitions on STRs are fairly common in communities and complexes with HOAs.

Wouldn't one fairly simple way to prohibit STRs in Transit-Oriented Districts from selling properties to STR investors be to require that multi-family units developed in those districts have HOAs that prohibit all forms of STRs?

There's a precedent for this--the Fifth and Main condominium complex in East Nashville. This complex almost went under because of the economic downturn of 2008. One way it recovered was to qualify for FHA financing. FHA will not finance units in complexes, which they call "condotels," where any units are used as vacation rentals. So Fifth and Main has an HOA that prohibits short-term rentals, and if they fail to enforce that, the complex could lose its eligibility for FHA financing.

A work acquaintance was on the Fifth and Main homeowners' board during a court battle with an STR investor over this issue. The complex won in court, but Fifth and Main has struggled to keep both owners and renters from renting their units short-term--which speaks to the total lack of respect too many players in the STR industry--including the booking platforms, property investors, management companies and individuals who rent properties short-term--have for compliance with local land use regulations.

I am a strong supporter of transit in Nashville. I am much more ambivalent on Transit-Oriented Development. What that tells me is that Nashville currently lacks the density to support light rail anywhere. I'm not sure I support a solution that requires all taxpayers to provide development incentives to try to force that development along transit corridors.

However, a heavier component of affordable and workforce housing might make publicly subsidized Transit Oriented Development more attractive, since we have already allowed unbridled gentrification in neighborhoods ringing downtown Nashville, forcing some low-income people out of Davidson County altogether.

However, as long as those districts are open to short-term rentals, and as long as Metro Nashville will issue an unlimited number of permits for STRs in multifamily units (which also happen to be the most affordable form of housing), and as long as Nashville has very limited ability to stop illegal STRs from operating and to enforce sanctions against properties operating outside the law, I will not support a taxpayer-funded investment in Transit-Oriented Development, because I believe the major beneficiaries will be property investors seeking to make a high return rather than Nashville residents enabled to live near transit.

Thanks and regards-

Grace Renshaw

220 Mockingbird Rd.

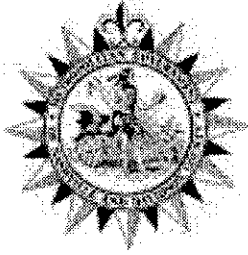
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Item 2 , Edgehill Neighborhood Conservation Overlay District

(attachment follows)



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department, Metro Office Building
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

**METRO PLANNING COMMISSION AND METROPOLITAN COUNCIL
NOTICE OF A ZONING PUBLIC HEARING**

You have received this notice because you own property near where an application to rezone property has been filed. This notice is to inform you of an upcoming public hearing by the Metro Planning Commission on this proposed rezoning.

Metro Planning Commission Public Hearing:

The Metro Planning Commission will hold a **public hearing** on the case identified below on **June 28, 2018**, at 4:00 p.m. or as soon as possible thereafter at the Sonny West Conference Center (First Floor), 700 2nd Ave S. Interested persons may speak at this hearing to give reason or show cause why the change should or should not be made.

The Metro Planning Commission will make a recommendation to the Metro Council on this request. The Metro Council will make the final decision to approve or disapprove this request.

[Please Note: This item **may be placed on the Consent Agenda** which is considered at the beginning of the Commission meeting. No individual public hearing will be held, nor will the Commission debate items on the Consent Agenda unless a member of the audience, or a member of the Commission requests the item be removed from the Consent Agenda.]

Tuesday, July 3, 2018 at 6:30 p.m.
Metropolitan Courthouse
1 Public Square
(Corner of 3rd Ave. N. and Union St.)

The Metro Council will make the final decision to approve or disapprove this request.

Council Bill No. BL2018-1245
Case 2018NHC-001-001
Map Various, Parcel(s) Various
Subarea 10, Green Hills - Midtown (2005)
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)

A request to apply a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (42.96 acres), requested by Councilmembers Colby Sledge and Freddie O'Connell, applicants; various owners

WE DON'T WANT THIS
GO AWAY!!
US WITH TAXES C.M
Council

Sketch on back

DEAR GREG
I DON'T WANT THIS
I HATE THE MUSIC ROW
OVERLAYS. YOU'RE DEVALUING
OUR PROPERTIES WHILE RAISING
OUR TAXES. AND YOU ARE
PASSING TO THOSE WHO PAY
LESS TAX AND RESTRICTING THOSE
WHO PAY MORE.

C. MASSARO
TRIUMPH LAND CO.

NASHVILLE & DAVIDSON COMPANY

JUN 13 2018

METROPOLITAN PLANNING DEPARTMENT

Item 32, 426 Chestnut Street/1201 Brown Street

From: Erica Ciccarone [<mailto:erica.ciccarone@gmail.com>]

Sent: Tuesday, June 12, 2018 12:06 PM

To: Claxton, Gregory (Planning)

Subject: Re: Question about May Hosiery Mill

Hi again,

First, thank you and the department so, so much for supporting my April work on WeHome. That means a great deal to me and husband. The spring is really hard time for self-employed folks like us making up taxes, and we are so grateful.

I'm also writing because I think that the May Hosiery hearing should be put off a month. The first anyone here heard of their hotel hopes was in the news a week and a half ago. Colby seems to know nearly nothing--or isn't saying what he knows. The ownership group did not reach out to SNAP or anyone in the community. Even neighboring business owners say that they have been terrible neighbors and don't share any of their plans. How are people in the surrounding neighborhoods to form opinions and be heard when there is no information available?

The ownership group should be required to attend a meeting organized by SNAP where people from surrounding neighborhoods are invited to attend—before the zoning hearing. SNAP has worked hard to bridge the gap between residents and developers, but that only works if developers are willing to talk to us. Because we hadn't heard about the request for a zoning change for a possible hotel until a week and a half ago, we were not able to mobilize. The ownership group is conveniently unable to attend our community meeting next week. Therefore, I must insist that the Commission consider delaying the hearing so that neighbors can become informed and have a voice in this change.

Thanks so much for reading, and I hope you can pass along my thoughts.

Best,

Erica

