

From: [Mr E](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Please no BL2019-79
Date: Thursday, November 14, 2019 7:42:50 PM

Please do not allow the bill BL2019-79 to force owner occupied STR owners to be present every day their house is booked out. I am an artist who needs to be away sometimes and this would make it impossible to rent my place which helps pay my mortgage. I have friends in the exact same position. This is unnecessary and going completely too far.

Alex Wizniewski

Sent from my Verizon LG Smartphone

From: [Daren Rippy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:22:28 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Blair Teasdale](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:16:48 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [christopher rambo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:16:20 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Christopher Rambo

From: [Michael](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:09:31 AM

Please vote **NO** on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Michael Winarski
5220 Village Way
Nashville TN 37211
586.557.8019

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please immediately return it to the sender and delete it from your system. You may not copy this message or disclose its contents to anyone. Unintended transmission shall not constitute waiver of the Attorney-Client or any other privilege.

From: jennifer.seul.caywood
To: [Planning Commissioners](#)
Subject: Please Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:04:11 AM

Dear Nashville Planning Commissioners,

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I'm writing in opposition to the following 3 bills: BL2019-111, 79, 78.

My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a rezoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

Real world example: The real estate market is caught in the crossfire of this bill. An investor, a family, a buyer who purchased a property- who made a financial decision and invested into our economy with STRP information available to them at the time of purchase could easily be put in financial ruin because of this potentially willy-nilly ability to rezone their investment. The value of their investment, the property, may not be recouped if rezoned and the borrower is now upside down in their investment. There's a loss of revenue across the board if this bill passes- seller, real estate agent, title attorney, property manager, housekeeper, insurance company- initial policy + the STRP policy, not to mention the state revenue collected from STRP taxes and permits.

Has the total revenue loss been forecasted? I'd venture to say it will be much larger than anticipated and further reaching than expecting all at a time when Davidson County is relying on scant coffers to pay the bills.

This bill feels like an attempt to appease the hoteliers who are applying pressure to squash their competition in a market they want to dominate.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

Real world example: Considering we are Music City, USA this sends a mixed message to those who relocate to pursue dreams- who take a chance and buy their own piece of land but also require the freedom to legally supplement income while they're on tour or traveling for work. Additionally, applying a blanket ruling against separate entrances would also eliminate the many families who lawfully operate an STRP without issue and who are owner-occupied but rent out their basements, DADUs or other portions of their home; these properties are not nuanced situations. There are shadow consequences not being considered.

This bill feels like a severe overreaction at a time when we need a thoroughly considered response to a serious concern.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Where is the data that proves a 100 foot restriction will actually address complaints of a few very loud neighbors and correct any problems a few bad apple STRPs have caused?

Real world example: Perhaps instead, an STRP is allowed to operate but there are additional management rules imposed if the unit lies within 100 feet? Punitive restrictions rarely have the intended effects. There are alternatives not being explored. This bill also feels like an overreaction that will start a ripple effect on the real estate market. If this bill passes, please keep in mind that just because an STRP can't operate within 100 feet doesn't mean an unneighborly person or group of people won't purchase or rent the property. How will that new scenario be managed?

There is still quite a bit of work still to be done on permitting and regulation of short term rentals in Davidson County. These three bills fall short of solving any problems and voting yes will actually create more problems- ones with severe financial consequences that will take years to course correct.

In the interest of our economy, please vote NO to all three of these bills.

Jennifer Caywood
Cherokee Park- Nashville, Tennessee

From: [Jacobie Olin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:32:47 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

239 5th Ave N, Nashville TN 37219

All the best,

Jacobie Olin, RSPS
President
C2G Advisors LLC
(615) 944-0128
www.C2GAdvisors.com

CONFIDENTIALITY NOTICE:

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From: [Carol Jane Bee](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:29:55 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [colin schiller](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:16:24 AM

Planning Commissioners,

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. BL2019-111 is way too general, and would give citizens or council members a stream lined rezoning avenue that is absolutely unfair and one sided. BL2019-79 unfairly restricts citizens who have done nothing wrong, but in actuality have followed every rule (and evolving rules) laid out by Davidson county and paid every tax dollar owed. In addition citizens have invested thousands of their hard earned money, or are in the process of carrying out longer term plans all based on the fact that Davidson county acted as if they had no plans to restrict lawfully abiding owner occupied STRP operators. To lump Dadu and separate entrance apartments into the “whole house” category is effectually pulling the rug out from everybody. Many of us rely on this supplemental income to afford the rising costs of living here. Not to mention we are continuing to help foster the tourism community that has helped Nashville grow. BL2019-78 unjustly demonizes Strps. When I drive down Dickerson Pike I past by Jenna’s Toy Box (sex toy shop), literally across the street from Rocketship elementary school. Surely the planning commission couldn’t vote yes on 2019-11 while it’s allowing a sex shop across the street from an elementary school? Please vote No all on all 3 of these bills.

Respectively,
Colin Schiller
1103 Joseph Ave
Nashville, Tn 37207

Sent from my iPhone

From: [Greg Cooley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:12:08 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Dear planning commission,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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Please vote NO to all three of these bills.

My address is 6048 Woodland Hills drive. Nashville, TN 37211.

Thanks,

Greg Cooley

Sent from my iPhone

From: [Andrew Bradbury](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Tuesday, January 14, 2020 8:01:11 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

From: [LANA SUITER](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:54:04 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Lana Suiter
9414 Raven Hollow Rd
Brentwood TN 37027

From: [David Schmutz](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:49:39 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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Please vote NO to all three of these bills.

From: [Kelli Bradbury](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Tuesday, January 14, 2020 7:30:31 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

My husband and I live in the Eastwood neighborhood. We are currently in the final stages of getting our permit (we are waiting on the fire marshal to inspect our new dadu) We built this structure for several reasons and now I'm terrified that if these bills pass we may be forced to sell our home as the expense we just incurred to put up the property will have no income potential.

We moved to our home from a high rise downtown in 2018 to start a family. We have a little girl who will turn 1 next week. I no longer work full time to allow me to stay at home with her more (due in part to the cost and availability of day care in Nashville) This structure was designed to help supplement our income.

We also wanted a place for our family to stay when they visit as they both lived out of state when we purchased. This space allows us to always have a separate space for long term visitors. I have already had multiple neighbors ask me about renting our space for their family while visiting. The ability to have family close by while visiting, but in their own space is priceless.

I also built this space because I love Nashville. We moved here in March 2014 and I was already in love with the city. Living downtown in the middle of everything was the most amazing time in my life. My husband and I had the opportunity to be involved with many organizations in Nashville such as the sports council, friends of the food bank, and urban residents association. I want to share my love for the city with those traveling here. I'm excited to meet visitors from around the world and help them make their trip to Nashville unforgettable.

As you can see we started this process almost 2 years ago for all of the right reasons. We are not investors trying to capitalize off the tourism boom that is occurring in Nashville. We are a young professional family looking to supplement our income, meet new people, and spread our love for our city.

Please consider voting no for people like me. Thank you, Kelli Bradbury

1412 Sumner Ave, Nashville, TN 37206

From: [Ashlee K Thomas](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:18:15 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Have a beautiful day,

Ashlee K Thomas
Ashleekthomas.com

From: [Sherein Reddin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:13:48 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Dear planning commission,

My name is Sherein Reddin, and I am a wife, mother of an amazing 4 year old, and I have a short term rental property close to where I live. I manage and clean the property, and meet all our guests, and love that we have been given the opportunity here in Nashville to welcome people to our welcome city :).

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

I live at 2011 Greenwood Avenue, 37206.

Best,

Sherein Reddin

Sent from my iPhone

From: [Daphene Wachs](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:04:01 AM

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Please vote NO to all three of these bills.

Sincerely,

Daphene Smith-Wachs

From: [Beth- Anne Gentry](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:14:02 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

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complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Beth Gentry
A&A Powder Coating Inc.
1207 Louisville Hwy
Goodlettsville, TN 37072
615-859-9479
615-351-5556

From: [Elizabeth Avila](#)
To: [Planning Commissioners](#)
Cc: [Mario Avila](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:54:04 AM

Dear Planning Commissioners:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Elizabeth and Mario Avila
2220 Grantland Avenue
Nashville, TN 37204

Best regards,
Elizabeth Avila

From: [Allie Williamson](#)
To: [Planning Commissioners](#)
Cc: [Gwen Boutwell](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:55:18 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Have a beautiful day,

Allie Williamson
CEO - Southern Domestic Diva
251-533-5916

From: [Alisa Levin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:25:30 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you for your consideration,

Alisa Levin

From: [Rachel Chinetti](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:59:38 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Sent from my iPhone

From: [Maverick Cissell](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:57:40 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Get [Outlook for Android](#)

From: [Shauna sitton](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:54:23 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

825 vibe pl
Nashville TN 37216
Sent from my iPhone

From: HeyYallNashville@yahoo.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:40:30 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you,

Sean Van Sluis

222 Polk Ave, #401, Nashville, TN 37203

From: [Riverfront Condo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:36:55 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you,

Dorinda Dawn and Brynn Bailey VanSluis

1062 1st Ave North, Nashville, TN 37201

Sent from my iPhone

From: [Dorinda Dawn](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:36:11 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you,

Dorinda Dawn

222 Polk Ave, 303, Nashville, TN 37203

Sent from my iPhone

From: [Dorinda Dawn](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 11:28:14 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sent from my iPhone

From: [Paige Eilenberg](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 10:53:12 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

I understand the intent, but this has the potential to significantly impact my income, upon which I rely. I humbly ask that you include language in this bill to prevent it from affecting existing STRs.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

I personally travel frequently, as a part of my profession in the music industry. I have a property manager who lives right next door to me; she keeps a close eye on my home and is always available to my guests and our neighbors. I also keep a noise monitor in my home; if guests are loud, this monitor alerts me so I can avoid disturbing my neighbors. (It has never alerted me, as I rent to small, quiet groups.) I have always been extremely mindful of my neighbors and fervent in my desire not to disturb them. This bill would punish me for my amount of work travel, despite all the measures I have taken to be a responsible STR owner.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Perhaps you could require STR owners to maintain noise-monitoring devices in their properties, if you are concerned about nuisance complaints? This is why I keep a noise monitor in my home; my property manager or I can deal with noise issues immediately, or if there were a complaint, we would have a log of noise levels to have proof of whether there was actually an issue or not. I also have security cameras outside my house, so that I may keep a close eye on anything happening around the perimeter of my home. The last thing I want is to disturb my neighbors.

Please vote NO to all three of these bills.

I completely understand the city's desire to manage the STR industry so it doesn't get completely out of control, as well as affect the Nashville vibe we all know and love.. My primary concern here is these bills will serve primarily to punish those of us who are already following the rules. I have believed for some time that if the city hired two interns and assigned them the task of locating illegal STRs and issuing fines to those STRs, they would be the most valuable interns in Nashville. I have followed every rule, have double- and triple-checked that I am in compliance, and have gone above and beyond when it comes to property security, noise awareness, and neighborly courtesy. As a compliant STR owner, I ask that you consider those of us who follow the rules, and grandfather us in in the event of any new bills passed.

Thank you for your consideration.

Paige Eilenberg

1620 Northview Ave., Nashville TN 37216

703-346-5233

From: [Alexa Herndon](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 10:35:17 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Alexa Little
304 Radnor St
Nashville, TN 37211

From: [Jessica Joy Tamaro](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 9:38:45 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Jessica Tamaro
4426 Saunders Ave
Nashville TN 37216

From: [Jessica Doyle](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 9:19:15 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Jessica Doyle
Honeycutt, Doyle & Rich, PLLC
20 Music Circle East
Nashville, TN 37203
(615)244-0749
(615)244-3296 facsimile
Jessica@hdlawoffice.com

From: [Shannon Morse](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 9:11:56 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Sincerely,

Shannon Morse

From: [Jason Jenkins](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 9:09:54 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Jason Jenkins
1403 Russell St
Nashville TN 37206

From: [Adam Forgacs](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, BL2019-111
Date: Monday, January 13, 2020 9:06:01 PM

I am writing in opposition to the following 3 bills: BL[2019-111, 79](#), 78, and in support of short term rentals. My concerns are as follows:

BL[2019-111](#): While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Adam Forgacs
1110 Chapel Ave 37206
District 6

From: [John Wicks](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Monday, January 13, 2020 8:49:15 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

My name is John Wicks. My family has been operating a successful airbnb space in the Inglewood neighborhood for the past four years. We have had no complaints from our friends and neighbors. My family have come to rely on the income and we are proud of the humble, yet homey accommodation we provide visitors to Nashville.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Grant Cochran](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:46:43 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sent from my iPad

From: [Michael Kosch](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:43:27 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [KimC](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-111
Date: Monday, January 13, 2020 8:42:35 PM

I am writing in opposition to BL2019-111.

Even if the original intent of this bill was to prevent NEW developments in multi-family zones from being STR-eligible, it also removes the right for property owners to be able to approve zoning changes to their property. It makes it possible for anyone to apply for a downzoning of my home to the new NS zoning. The implications of this bill, as worded, opens the door for a huge government overreach by allowing existing zones to be changed without the consent of the current property owner.

Please vote no on BL2019-111.

Kim Calvert
1219 Shelton Ave.
Nashville, TN 37216

From: [Mike Jobe](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:41:37 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Kind regards,

Michael Jobe

1015 Bate Ave. Nashville, TN. 37204

From: [Beach](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:41:36 PM

As a residential property owner, tax payer, and multiple STR Permit holder that adheres to the letter of current regulations and requirements, I strongly oppose all three new proposals on the table.

We do ***NOT*** support these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [kristen.redmond](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:31:58 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [JD Modrak](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Monday, January 13, 2020 8:31:01 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Joseph Dumas and John Modrak

Owners at 1620 Meharry Blvd.

New Nashville residents

From: [Caroline Reeves](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:12:18 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Caroline Reeves
1510 Demonbreun St,
Nashville TN 37203

From: [Jeremy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:11:48 PM

I work 7 on and 7 off for an Air medical company, and rent out my place while I am at work. This would affect my income.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [CLELAND RATCLIFFE](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 8:00:51 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111
Cleland&Suzanne Ratcliffe

From: [Gail Greene](#)
To: [Planning Commissioners](#)
Cc: [Husband](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:58:45 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Best,
Gail Greene

4105 Brush Hill Rd
Nashville TN 37216

From: [Matt Kirkegaard](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:51:23 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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The overreach in these bills (and others) that seek to hinder or eliminate the short term rental market in Nashville is absurd. This city is BUILT on the music and entertainment industry. Our culture and economy is BASED on small business and those small business thrive in Nashville. Nashville should unabashedly be the most supportive city toward short term rentals, but unfortunately that is not the case. My family and I travel full time and stay in Air BnBs with incredible hosts across the globe. Air BnB has created something so special in that it builds a global network for those who utilize it, and allows a city to be uniquely highlighted by its hosts. More people fall in love with a city when a connection is made to that city past yelp and trip advisor, and Air BnB hosts bring that connection. I am absolutely convinced that passing these bills and continuing to wage war against the short term rental community will have long term negative effects in this city — starting with the fact that many forward thinkers, entrepreneurs, small business owners, musicians, and others who rely on the income from their short term rental will have to relocate elsewhere because they will no longer be able to afford to live here. I would count myself in that category. Many of these hosts are largely the reason that Nashville is the hottest city experiencing the explosive growth as it is. The issues that are constantly brought up regarding short term rentals are by no means unique to short term rentals. In fact — I have several short term rentals in my neighborhood and the most destructive and difficult home in the neighborhood is a resident who has drug-influenced parties on a regular basis. The issues raised are true for long term rentals and true for owner residences. Short term rentals are not the problem. Also, if we are going to brand ourselves as the number 1 destination for bachelorette parties... and the top city for big events (CMAs, GMAs, 4th of July, New Years, etc...) then we must be prepared to accept ALL that those accolades entail, including a pretty consistent city-wide party. Those visitors want Air BnB... not Hotels. The most inane part of this whole thing — is that the hotels are still full.

We can all win in Nashville. Some stipulations about hosts being Nashville residents and some limitations around how NOO STRs work to prevent every home in Nashville being a short term rental owned by the super wealthy investors... I can wrap my head around. But it must be done right, and so far it hasn't been. The stance has not been one of mutual benefit and win-win, but rather of opposition to STRs as a whole. Owner occupied STR rentals are a no-brainer. We live here, it is our city, it is our property, and this is how we connect with community, highlight the special city that Nashville is, and pay the bills. I plead with you to consider the implications of these bills and vote NO.

Please vote NO to all three of these bills.

Matt Kirkegaard
615-905-6873
1005 Matthews Ave.
Nashville, TN 37216

From: [Ali Friedman McCormick](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:46:05 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [Michael](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:45:56 PM

My name is michael Gomez- a Real Estate Broker , Board Member of the National Association of Hispanic Realtors and a resident of Davidson county (717 Joseph Avenue)

I'm writing to ask you to Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

These bills will impact our city in very negative way including directly affecting the income of hundreds of families that rely on their short term rental income to pay for their mortgages. As well as the investors community that decide to invest in this our city creating safe places for visitors to stay complementing The hotels

I trulla hope these bills won't pass as I also feel are in opposition of state laws regarding this matters

Sincerely

Michael Gomez
Broker

Compass RE
[1033 Demonbreun St. Suite #300](#)
[Nashville TN 37203](#)
o: [615.475.5616](#)
m: [615.613.4461](#)



From: [MARY GARRISON](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:44:01 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. My husband and I moved to Nashville to be closer to our daughter, son-in-law and new grandchild. We live here part of every month and rent out our condominium the rest of the time. This allows us to be here with our family and to maintain our other home where we take care of our elderly parents. Without the short term rental option, we would not be able to afford to maintain both homes. Ours is only one example of the creative ways homeowners have approached the challenge of homeownership in Nashville. The attack on STR's is disproportionate to the challenges they represent.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Mary Garrison

916 Neill Ave

From: [Scott](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:41:56 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [Barry Bright](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:33:34 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [Keith Trehy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Monday, January 13, 2020 7:31:18 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

From: [Rachel Westphall](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:31:07 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Rachel Davis
1006 Meridian St.
Nashville, TN 37207

From: [Keith Trehy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Monday, January 13, 2020 7:31:05 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Dan McEwen](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:30:56 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Dan McEwen

From: [Bradley S Troxel](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:25:16 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Scott Troxel
2912 Oakland Avenue
Nashville, TN. 37212
Scott@ScottTroxel.com
615-294-2975

From: [Maria Pierce](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:18:15 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111, thank you, Maria piercd

Sent from my iPhone

From: [Boris Mordkovich](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:16:59 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

--

Best Regards,
Boris Mordkovich

From: [Rachel Westphall](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:09:51 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

From: [Deborah Vahle](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 7:07:00 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Dear Planning Commission,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. My own neighborhood of East Nashville would be greatly adversely affected by this bill. So many of my neighbors can't afford to sell and buy back into our neighborhood. By renting out their home when they go out of town, they are able to supplement higher property taxes, etc. that have come with the growth of our city.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive. This bill is highly suspicious.

Please vote NO to all three of these bills.

Thank you,

Deborah Vahle
2445 Eastland Ave.
Nashville, TN 37206
District 6

From: tssheppard1@gmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 6:49:53 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Torrey Sheppard
District 5

From: [Harold Wetherbee](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 6:43:44 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

To Whom It May Concern:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Regards,
Harold Wetherbee
103 Brighton Close
Nashville, TN 37205
(423) 596-7127

From: [Elizabeth Smith](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 6:37:38 PM

Dear Commissioners:

First, thank you for your service to our community. I appreciate that you are willing to volunteer your time for all of us.

Today, I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in **support of short term rentals**. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels. I began my owner occupied short term rental to supplement my teaching salary and continue it to supplement my teacher pension. As you might imagine, these dollars are important to me. Losing that right to this NS zoning would be an egregious lack of concern for my ability to support myself.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. Although I do not have a separate entrance to my own STR, many of my neighbors do and I do not believe we should deny them that opportunity. I have many neighbors that NEED this income.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive. I beg you to look at the actual data instead of emotional testimonials based on isolated incidents and, in some cases, assumptions.

Please vote NO to all three of these bills.

Elizabeth Smith

1800 Russell Street

Nashville, TN 37206

From: [Pete Blankenship](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Monday, January 13, 2020 6:22:17 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Best,

PB

From: [Stephanie Young](#)
To: [Planning Commissioners](#)
Subject: No to Bill 2019-78
Date: Monday, December 30, 2019 2:28:22 PM

Hello,

I recently made a major investment in a property in Nashville. The down payment for this property was the result of years and years of saving and investing. I am not rich nor do I own many properties. This investment is very important to me and my financial wellbeing. Bill 2019-78 would not allow a new STR permit to be given at my property because it is located near a small church. This will significantly affect the value of the property, which was purchased specifically because it allows non owner run STRs. This bill makes no sense and will do far more harm than good. My renters are good people and have not bothered anyone. Typically they are a couple from out of town and sometimes a family. They bring in business to the neighborhoods- buying from the shops and restaurants. I am also an AirBnB renter in addition to a host. AirBnB renters are not some sort of demons that need to be kept away from children, churches, and parks. The bill is ludicrous and will hurt many small business owners. Please vote no.

From: [Spencer Berry](#)
To: [Planning Commissioners](#)
Subject: Vote No
Date: Monday, December 16, 2019 2:40:01 PM

vote NO on BL2019-78 and BL2019-79

From: [Angelica Star](#)
To: [Planning Commissioners](#)
Subject: Please vote NO -
Date: Monday, December 16, 2019 1:51:01 PM

please please please vote NO on BL2019-78 and BL2019-79
These do NOT represent the best interest of the people of NASHVILLE

Sent from my iPhone

From: [Daniel Bremnes](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Please Vote NO BL2019-79
Date: Wednesday, December 11, 2019 8:59:38 AM

This bill would stop us from being able to rent our home while we travel. It's hard enough being a musician in music city. This would make it much harder.

Sent from my iPhone

From: [Nehal Parikh](#)
To: [Planning Commissioners](#)
Subject: NO for BL2019-78 and BL2019-79
Date: Tuesday, December 3, 2019 11:18:41 AM

My name is Nehal Parikh and I reside at the following address:
1007 South St, Nashville, TN 37203

I am voting NO on the following ordinances: BL2019-78 and BL2019-79

As a property owner I have the right to STRP my entire home as a rental vs. individual rooms. I also DO NOT want to reside at the unit while it is under STRP. That does not work well for me and my family.

The following rule makes more sense for families that live in a 2 family HPR unit on the same lot but not under same ownership:

Since many two-family dwellings do have two different owners, the new bill would now allow:

If the two-family dwelling units are owned by different persons, and each unit is the primary residence of the corresponding owner, then each owner may be issued a separate owner-occupied permit. No more than two (2) permits may be issued per lot for these two-family dwelling units, and only one (1) permit may be issued per dwelling unit.

You would still be able to apply for an owner-occupied permit if you owned both units of the two-family dwelling and you occupy one as your primary residence and pull the owner-occupied permit on the second dwelling.

I am hoping the new bill would allow this vs. what is currently proposed. I plan to be at the hearing on March 3rd, 2020. Thank you.

Regards,
Nehal Parikh

From: [Katie Blankenship](#)
To: [Planning Commissioners](#)
Subject: BL2019-78 and BL2019-79
Date: Monday, December 2, 2019 11:55:52 AM

Dear Commissioners:

I'm writing in regards to BL2019-78 and BL2019-79. While I do not agree with the proposed ordinance regarding BL2019-78 (because I do not believe short term rentals should not be considered the same as bars or adult establishments), I am writing primarily about BL2019-79.

My husband and I own an owner-occupied short term rental. We are responsible owners and run our rental without disturbing our neighbors or negatively impacting our neighborhood. This ordinance would have a direct negative and unnecessary impact on our rental.

We rent out the bottom floor of our house as a separate guest suite. So the first part of this bill would not typically pertain to our rental. However, I do not understand why I shouldn't be able to rent out my entire house (which is properly permitted) for a weekend, if the opportunity arises. If we are ever out of town during a rental, we have hired help that checks on the renter, deals with any questions or concerns, and is a presence on site at least once daily to make sure everything runs smoothly.

This leads to the second, and most problematic, part of proposed BL2019-79 - the 15 hour limit on owner absence from the property. This proposed ordinance is, frankly, bizarre, not to mention entirely unenforceable. As stated earlier, we are responsible owners that make sure we have property managerial assistance any time we are away from our home overnight. Why should we lose income and/or our ability to go away for a weekend? Also, consider this scenario - as you know, Airbnb and other short term rental sites rent out months in advance. What is an owner to do if they are called of town suddenly at a time when the rental is booked? This ordinance would be the owner in an impossible scenario.

I understand the impetus behind this bill. There are plenty of people with fraudulent "owner occupied" short term rentals. And I agree with the city's desire to address these rentals and stop them in their tracks. However, I disagree with the method. This ordinance will not accomplish that task. Primarily, it is entirely unenforceable. How will you ever know if an owner has been gone more than 15 hours? Or for that matter, if an owner decides to rent the entire home once permitted? Further, it punishes lawful owners for the illegal actions of others.

My husband and I take our responsibilities as owners very seriously. We love our neighborhood and pride ourselves on being good neighbors. We run our short term rental with that in mind and run a tight ship so that our rental is not a nuisance to the neighborhood. Please do not hinder our business because of the illegal acts of real estate opportunists who are not true members of this community and who are not invested in the well being of this community.

There must be another way to prevent illegal owner occupied short term rentals, such as annual inspections to show proof of residence or a review of annual rental dates and occupancy to ensure compliance. Please consider these alternative measures and vote no on BL2019-79.

Thank you for your time and consideration, and please do not hesitate to call or email to discuss further.

Sincerely,

Katie Blankenship
615-796-9027

--
Katie Blankenship

From: [Staria Clark](#)
To: [Planning Commissioners](#)
Subject: Please vote no!
Date: Thursday, November 21, 2019 10:46:34 AM

Please vote NO on BL2019-78 and BL2019-79

(Sent from my iPhone and often using voice text.)

Staria Clark

Affiliate Broker

**Doing Real
Estate
Differently**

Compass

RE [1033](#)

[Demonbreun St.](#)

[Suite](#)

[#300 Nashville](#)

[TN 37203](#)

o: [615.475.5616](tel:615.475.5616)

m: [615.983.0370](tel:615.983.0370)



From: [Patrick Eaton](#)
To: [Patrick Peaton Eaton](#)
Subject: BL2019-78 & BL2019-79
Date: Thursday, November 21, 2019 9:36:19 AM

To Whom It May Concern,

As a citizen of Nashville in Inglewood, I implore you to vote no on BL2019-78 and BL2019-79.

As a homeowner of an HPR, you ~~dramatically affected~~ **completely destroyed** my ability to rent my home out last fall. As a member of the touring community, one of the major industries in our city, I feel like my city ignored my rights as a citizen to turn my home into an STRP while I'm on the road. Your decisions prevented me from being able to earn a supplementary income which I had further planned on investing in a combination of commercial real estate, and long term rental properties. You've essentially eliminated any financial reason to own my home and stay in Nashville.

There's lots of good, very hard working industry professionals who are looking to capture extra income via STRP's around town. We all live in our homes, work around town, or travel for work in industries that are deeply rooted as part of the fabric of Nashville.

Your councils might see the bad effects of STRP's popping up all over Nashville via commercial investors who aren't interested in the well-being or growth of our amazing city. They may just be looking to capitalize on what has become a tourism boom for Nashville. These non-Nashvillian, non owner occupied properties are who should be revoked and impacted. Not honest hard working citizens of Nashville.

Please bear in mind that some of us that want to have owner occupied STRP's are unable to be present because we spend 60-70% of our lives on the road working hard for our incomes. Alienating a group of music and touring professionals by changing these laws tells us that you fundamentally don't value our contributions to this community. Please don't limit our ability to contribute, or worse yet, chase us away to other cities or states.

I made the decision to come back here in 2016 from a two year run in Los Angeles because I always felt the city of Nashville had my back. I have always loved this city and the spirit of our citizens. With all these new laws limiting hard working homeowners, I question that I've made the right choice in calling this city home. Please change my mind.

Sincerely,
Patrick Eaton
615-668-3449
mynameispeaton@gmail.com

From: [Seyward O'Neill](#)
To: [Planning Commissioners](#)
Subject: Bills BL2019-78 and BL2019-79
Date: Wednesday, November 20, 2019 9:07:23 PM

Hello, I am a Nashville resident currently operating an owner- occupied short term rental. My husband and I rent our whole home out every weekend and have been so grateful for this extra income. It is very important to us that we continue to be able to do so at our current home and other homes we may acquire in the future. The income we make from renting our home has been an incredible stepping stone for us to reach our financial goals.

Before we started doing STR we were were working multiple jobs and barely getting by, our STR allowed us to pay our mortgage with the income it produces every month. I'm sure that this is a similar case for many Nashville residents looking into STRP.

Another reason we enjoy renting our home and would like to continue to do so is that it allows us to have more time for travel. However, if BL2019-79 is passed it greatly restricts our freedoms to do what we want with our time and our home and will do the same to many other people.

Please, for the sake of my family and our livelihood, vote NO to Bills BL2019-78 and BL2019-79.
Thank you so much, Seyward Davis.

From: [Kurt Ozan](#)
To: [Planning Commissioners](#)
Subject: Voting on Bills
Date: Wednesday, November 20, 2019 3:03:10 PM

Howdy,

I am emailing you to urge you to vote NO on BL2019-78 and BL2019-79. Please Please Please!

Thanks,
Kurt Ozan

From: [Robyn Taylor-Drake](#)
To: [Planning Commissioners](#)
Subject: Vote NO
Date: Wednesday, November 20, 2019 9:18:08 AM

Please vote NO on BL2019-78 and BL2019-79
Robyn Taylor-Drake
OOC owner

From: [Charles McClendon](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Tuesday, November 19, 2019 7:15:19 PM

Hello,

I am requesting that you please vote NO on BL2019-79.

Thank you!

Charlie McClendon - Owner
McClendon Builders, LLC
PO Box 158923
Nashville, TN 37215

Mobile: 615-269-0557
Fax: 615-523-2391

From: [Jill](#)
To: [Planning Commissioners](#)
Subject: NO on BL2019-78 and BL2019-79
Date: Tuesday, November 19, 2019 5:16:29 PM

Hello,

I vote NO on BL2019-78 and BL2019-79.

Thank you,

Jill

From: [Sandy Beasley](#)
To: [Planning Commissioners](#)
Subject: Please save my retirement! Vote NO on BL2019-78 & BL2019-79
Date: Monday, November 18, 2019 7:37:30 PM

Planning Commissioners, please make sure I can keep my home by voting NO on these bills. Only by the income I make as a short term owner-operator have I been able to fulfill a dream of retiring here. This income pays my mortgage, utilities, insurance, and taxes. I own one side of a 2-family residential unit built in the '80's. We were already in the process of relocating here in 2016 when my husband took a temporary pastoral job in OH. Some of the days we are there, I Airbnb our home in Nashville. My home is a small 2 bedroom (jack & jill) and there is no way we could reside in it with guests. The proposal to have the owner occupying during bookings would force me to close thus losing needed income. 0% of my bookings would have come under those conditions. I am a 5* Super Host and all my guests have received 5*. I clear my guests before booking (it is my home). At first I always notified my neighbors who was coming but then my neighbors said I didn't need to because they knew I looked out for them too. PLEASE don't penalize those of us who genuinely care about our neighbors, guests, and city because of the "bad apples". PLEASE don't jeopardize our retirement dreams! And yes, I am permitted and pay taxes and vote!

Sincerely,
Sandy Beasley
1002B Noelton Ave.
Nashville, TN 37204

Sent from my iPhone

From: [Cassandra Dawson](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Please Vote NO on BL2019-79
Date: Monday, November 18, 2019 12:57:32 PM

I'm writing to urge you all to vote no on BL2019-79. As a rule-following, law-abiding STRP holder in East Nashville, I'm so discouraged at this latest bill. I'm all about proper regulation - didn't complain about the permit fee hike (which was outrageous) - don't have a problem with enforcement as I follow every rule. But to try and enact legislation that says how long I can be away from my home when I am legally renting out part of it is too far. What about work? What about emergencies? What about my right to leave town for a night and rent my place with someone available to take care of anything that may pop up? I haven't had this come up yet when I am not in town for a rental but we are looking to buy a new house with a dedicated Airbnb space upstairs as part of our retirement plan and this bill would drastically impact my ability to follow through with that plan and I know many others in the same boat. Please vote no. I pay my taxes, I don't allow parties, I am nearly always home for rentals at my OO unit but don't legislate my ability to leave my house. Absolutely improper and overreaching.

Thank you for taking the time to read this note. I hope you all will do the right thing and make your constituents more important than a hotel lobby.

Cassandra Dawson

From: [Chad Blackburn](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-78 and BL2019-79
Date: Friday, November 15, 2019 3:16:44 PM

Planning Commissioners, Please vote NO on BL2019-78 and BL2019-79. Regards, Chad

Chad Blackburn
(615) 390-2329 – chad@chadblackburn.com
337 Chesterfield Ave, Nashville, TN 37212
[LinkedIn](#)
[Click here to book time on my calendar.](#)

From: [Martin Hickman](#)
To: [Planning Commissioners](#)
Subject: vote NO on BL2019-78 and BL2019-79
Date: Thursday, November 14, 2019 9:26:30 PM

vote NO on BL2019-78 and BL2019-79.

These bills limit our rights as home owners. According to these bills, I can't take my family vacation and rent my house out while I'm gone even if there is a responsible party close by. STR guest also generate a ton of revenue for our neighborhood small businesses that would go away if these bills were put into place.

Martin Hickman
Affiliate Broker

Compass RE
1033 Demonbreun St, Suite #300
Nashville TN 37203
o: 615.475.5616
m: 662.231.1900



From: [Scott](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:33:47 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [Wendy Monday](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:09:36 PM

I recognize that a handful of short term rentals have caused noise and parking complaints. Let's work on reasonable enforcement proposals rather than throwing the baby out with the bathwater.

special thanks to Smith Travel Resources, the Nashville Convention & Visitors Corp and AirDNA for providing and verifying data for this analysis

Here are the facts from Metro Nashville as of 1/14/2020:

5,878 - Active Permits

185 - Pending Permits

2,811 - Expired Permits

654 - Cancelled Permits

5 - Revoked Permits

Of the 5,878 active permits:

2,701 (45.95%) - Multifamily Permits

2,353 (40.03%) - Owner Occupant Permits

824 (14.02%) - Non-owner Occupant Permits

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they

represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Andrew Jacoby](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:07:16 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Andrew Jacoby

515 Ben Allen Road Nashville, TN 37216

Please vote NO to all three of these bills.

--

Andrew Jacoby
(614) 570-0373
andrew.f.jacoby@gmail.com

From: [Catherine Ashby](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:01:50 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Catherine Ashby
5604 Morrow rd. Nashville, TN 37209

Sent from my iPhone

From: [Courtney Laxton](#)
To: [Planning Commissioners](#)
Subject: BL2019-111
Date: Tuesday, January 14, 2020 4:45:19 PM

To Whom it May Concern:

As a Local resident, Airbnb manager, and Short Term Rental user. I am strictly opposed to BL2019-111. I recognize that a handful of short term rentals have caused noise and parking complaints. Let's work on reasonable enforcement proposals. If BL2019-111 were to pass it would greatly affect my families livelihood. I strongly disagree with taking from short term rental owners and giving to large corporate hotels. Is that the climate Nashville represents?

--

Courtney Laxton
Affiliate Broker- The Jule Team

Compass RE
1033 Demonbreun St, Suite #300
Nashville TN 37203
o: 615.475.5616
m: 949.292.4702



From: [Jacque Schultz](#)
To: [Planning Commissioners](#)
Cc: [Jacque Schultz](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:33:02 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you for your time and consideration.

Best,
Jacque Schultz

3933 Moss Rose Drive
Nashville, TN 37216

From: [Chuck Hebbel](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:19:08 PM
Attachments: [image002.png](#)

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Chuck Hebbel

From: [Chelsea Reed](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:19:07 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

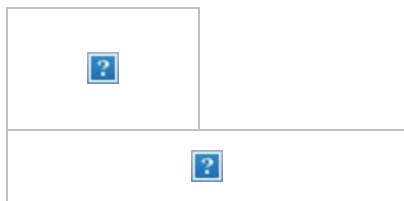
Sent from my iPhone

From: [McLean Stinson](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:18:55 PM

Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

Thank you,
McLean

--



The Matwijec Stinson Group

McLEAN STINSON, Broker #325372

Zeitlin Sotheby's International Realty #225956

C) 615-202-5920 **O)** 615-794-0833 **E)** mclean.stinson@gmail.com

www.matwijecstinson.com

[Facebook](#) ~ [Zeitlin.com](#)

"The greatest compliment we can receive is the referral of a friend, co-worker, or family member."

From: [Adam Will](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:18:53 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

As a Council member for the Healthy Nashville Leadership Council, property, and business owner. I ask you vote no to this.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Stephanie spoolstra](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 4:17:46 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [John Jhant](#)
To: [Planning Commissioners](#)
Subject: Concerned constituent
Date: Tuesday, January 14, 2020 3:43:00 PM

I urge you all to vote no to bill BL2019-79. I was a member of the US Special Forces stationed at Ft Campbell when I began hosting my home as a short term rental 4 years ago and the extra income was a huge catalyst when I was suddenly diagnosed with MS and forced to retire from service in 2017. The extra income allowed me to keep my home in this troubling time and helped me find my footing and transition from service with my new disabling disease. Since then I have found a new career and am doing well but this may not be the case had all of these new restrictions been in place then. I have sat by and watched countless attacks on hosts to the betterment of hotels and this bill is in my opinion a clear push to disable hotel competition through legislation.

I am a voting constituent that strongly disagrees with the bill BL2019-79 please vote NO.

Respectfully,

John Jhant
US Army Special Forces (Ret)

From: [Laura Beth](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 3:40:54 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Laura Boles
1915A 15th Ave N
Nashville, TN

From: [M. Brown](#)
To: [Planning Commissioners](#)
Subject: BL2019-79
Date: Tuesday, January 14, 2020 3:38:15 PM

I am writing to strenuously voice my opposition to this bill. It would destroy millions of dollars in investment that Nashville residents have made to differentiate their Airbnb listings by making parts of their own homes better and more private. It would decimate these families income. It punishes the compliant owner occupied strp holders that are NOT the problem. I can't even fathom the rationale for such an idiotic bill. But apparently it's fine to destroy income and millions in investments of regular hard working Davidson county residents so that the codes people's jobs are very slightly easier. To call this bill asinine is being charitable. It is idiotically cruel and unnecessary. Please throw it in the trash where it belongs.

From: [Preston Jones](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 3:34:43 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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From: [Roberto Gutierrez](#)
To: [Planning Commissioners](#)
Subject: Vote NO to BL2019-111, 79, 78
Date: Tuesday, January 14, 2020 3:30:34 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Roberto Gutierrez, CPA | Managing Partner
Jackson Builders

www.JBGBuilt.com

5016 Centennial Blvd. Ste. 200, Nashville, TN 37209
Mobile: 615-815-0755

From: [Tyler Summers](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 3:23:39 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Thank you for your time and consideration,

Tyler

=====
Tyler Summers
<http://www.tylersummers.com>
615.720.6866

From: [Q.M. Fischer](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 3:17:21 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills

Michelle Fischer

208 Misty Ct, Nashville

From: [Allison Lambert](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 3:04:44 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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Thank you for your attention to this. Even with the small amount of money I earn from airbnb'ing my home, it enables me to continue to pursue my real estate business with a little stress on those months that I may not have as much income as others.

Please vote NO to all three of these bills.

From: [Sandy Brainard](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:50:26 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

I have an attached apartment that I rent out as a short term rental. If I had to market it has a shared part of my home it would impact my income and my ability to keep my home. And that would not be marketing it truthfully, while it shares walls with my part of the house, folks get the whole apartment. If these bills pass it would effect my security gravely. Please vote no and help those that are being responsible hosts and are playing fairly. I don't deserve to be punished for following all the rules. I also contribute to the financial health of my city.

Thank you,
Sandy Brainard
926 Marina Street
Nashville, Tn 37206

Sent from my iPhone

From: [Allison Jones](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:42:24 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Thank you,

Allison Jones
118 Pembroke Avenue

From: Sharica@Village
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:36:17 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [Accounting Office](#)
To: [Planning Commissioners](#)
Subject: NO VOTE BILLS BL2019-111; BL2019-79; BL2019-78
Date: Tuesday, January 14, 2020 2:33:35 PM

Dear Planning Commission:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Mike Molloy

2021 Beech Ave., Unit 2

Nashville, TN

815-739-9823

From: [Adam Kan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:32:52 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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Please vote NO to all three of these bills.

--
Adam Kan
923 Phillips ST
Nashville, TN 37208

From: [Morgan C. Schofield](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:18:18 PM

Dear Planning Commissioners,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Best,
Morgan

Burton Hills | Nashville 37215

Morgan Crosson Schofield

REALTOR | PARKS on Charlotte

615-292-1006 -Office

615-275-7622 -Cell

BEAUTYCOUNTER

INDEPENDENT CONSULTANT

WWW.BEAUTYCOUNTER.COM/MORGANCROSSON

If you are currently represented by a real estate professional, please disregard this correspondence.

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.

From: [JT Spangler](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:18:06 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. My wife and I are 10 and 20 year residents of Nashville (respectively), and we both agree that punitive down-zoning and other such measures are dramatic overreactions to the complaints against STRs, with real and measurable collateral damage should any of these measures pass.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

From: [Ash Larcinese](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 2:17:48 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

1213 battlefield drive

Nashville TN 37215

Ashley Larcinese
Mobile: 412.913.3769
Ashley.larcinese@gmail.com

From: [Lee Pfund](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:55:11 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Lee Pfund

Managing Broker



2206 21st Ave South

Nashville, Tennessee 37212

MOBILE: [615 988 0558](tel:6159880558)

OFFICE: [615 383 6964](tel:6153836964)

villagerealestate.com

From: [Chris Frankenberg](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:54:04 PM
Attachments: [image001.png](#)

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Chris Frankenberg

Data Blue

Direct: (678) 358-7373



From: [John White](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:45:13 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Hello, My name is John White

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

John White
4905 Tyne Valley Blvd
Nashville, TN 37220

From: [Caroline \(Dunklin\) Jones](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:40:21 PM

Hi!

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals.

My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills: BL2019-78, BL2019-79, and BL2019-111

From: neald8@gmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:40:15 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

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From: [Taylor Schomp](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:35:23 PM

To whom it may concern,

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Thanks!,
Taylor Schomp

From: [Kenneth Hensley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:33:38 PM

*"My name is Kenneth Hensley .
I live at 711 S 15th St.
I am a Nashvillian, your neighbor, and a host.
I ask you to vote NO on bills -111,-78 and -79."*

Sent from my iPhone

From: [KEN BARKEN](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:33:07 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Thank you very much!

Ken Barken

Ken Barken, Partner
MasterRecs
www.MasterRecs.com
Ken@MasterRecs.com
ken@kenbarken.com
<http://www.thirteendegrees.com/>
615-838-0502

From: [Gibbs, Grant S.](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:26:21 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Regards,

Grant Gibbs
Outside Sales Representative-Tennessee Market
Ryerson/Southern Tool Steel Chattanooga
Cell: [615-587-6936](tel:615-587-6936)
RYERSON/SOUTHERN TOOL STEEL

[New Ryerson Video- Click Here!](#)- We now have 6 tube lasers!

****Ask me about Ryerson Direct for online ordering**

From: [Robert Brown](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:25:54 PM

Hello Planning Commissioners,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Best,

Robert Neill Brown

620 Nawakwa Trl Madison, TN 37115

From: [topher.fleming](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:18:09 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Planning Commissioners,

First and foremost, thank you for your service to the community.

My name is Christopher Fleming and I live at 621A Moore Ave Nashville, TN 37203.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Thank you again for your time and service. Nashville is better for it.

Best,
Christopher Fleming

From: [Michael Haley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:18:02 PM
Attachments: [1dh5EALITl6bU8eiaaej_Vida Flo Logo - Flattened.png](#)

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Michael Haley *Managing Partner*

e. haley@govidaflo.com

t. [615-294-0866](tel:615-294-0866)

w. [Vida Flo Nashville website](#)



From: [Amy D.O'Brien](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:13:20 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Address:
Amy O'Brien
2416 9th Ave South
Nashville, TN 37204

Thank you!
Amy O'Brien

From: [Brian Merrill](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:13:05 PM

Dear Planning Commissioners,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Thank you,

Brian Merrill, Broker, ABR, e-Pro
V.P. Sales and Marketing
Metropolitan Brokers, LLC.
Luxury Home & High-Rise Specialists
TN Firm #261980

Cell: 615.788.9557

www.brianmerrillhomes.com

Facebook: [::http://www.facebook.com/MetropolitanBrokers](http://www.facebook.com/MetropolitanBrokers)

From: [Cassie Gilmer](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 1:10:07 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [Catherine Cooley Truman](#)
To: [Planning Commissioners](#)
Subject: Please Vote No! You
Date: Tuesday, January 14, 2020 12:55:33 PM

Dear Planning Commissioners-

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sincerely,
Catherine Truman
332 Duke St, Nashville Tn 37207

--

Catherine Truman

Email: cathcooley@gmail.com

Phone: (801) 318-5752

From: [John Thompson](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 12:54:34 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

There are reasonable ways - and important ways - to regulate short term rentals in Nashville. These bills do not do that.

They leave open several loopholes that could create future problems for owner-occupied short term rental (of things like DADU's or basement apartments) - and that prevent listing things like DADU's as "entire home" in materials.

There is no support for the allegation of noise or nuisance issues connected with these properties.

These bills may be an attempt to fix a problem - but they create more problems than they fix - and the problems they aim to fix may not exist in the first place. Again, I believe in common-sense regulation of STRs - but this is not that.

Please vote NO.

John J. Thompson
theonlyjtt@gmail.com
2705 Traughber Dr, Nashville TN 37206

From: [erin laughlin](#)
To: [Planning Commissioners](#)
Subject: NO to Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 12:41:11 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-79: Our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. I don't see how it is lawful to require someone to never leave their home for more than 15 hours on any given day. I rent my home and stay with the guests - Am I not permitted to stay at my significant other's house for a date night, or even a weekend? My right to have renters shouldn't restrict my unrelated normal lawful activity. Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law.

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My address is:

2503 Inga Street, Unit A

Nashville, TN 37206

From: [Sydney Salati](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 12:41:02 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sydney Salati
Affiliate Broker/Realtor
Armistead Arnold Pollard Real Estate Services, LLC

704.351.3575 Cell
sydney.salati@gmail.com

License #: 344115

From: [Tom Wiser](#)
To: [Planning Commissioners](#)
Subject: STR 3 Bills Zoning Changes
Date: Tuesday, January 14, 2020 12:36:09 PM

To Whom it may concern,

The proposed bills intended to change zoning effectively rendering owner occupant properties ineligible for airbnb is abhorrent. Not only are non owner occupants disallowed now but homeowners fortunate enough to have 2 homes on one HPR lot are now told they can't use their personal property to secure their financial well being?

When will this stop? What will be next? What other loopholes will these bills create limiting the property rights of homeowners?

I oppose this as it affects my family directly as we are finishing building our new personal home and were going to rely heavily on the income our current home would produce.

Please don't allow this to go any further.

Tom Wiser, Broker
Wiser Group
615-828-4929
615-435-3600
WiserNashville.com
Keller Williams Green Hills
30 Burton Hills suite 428
Nashville, TN 37215

ATTENTION! This Email may contain PRIVILEGED and CONFIDENTIAL material and its transmission is not a waiver of that privilege. It is intended for the sole use of the individual or entity named above. If you are not the intended recipient, please be notified that any use, disclosure, review, distribution or copying of this email is strictly prohibited. If you have received this email by error, please delete it and notify the sender immediately. Thank you.

From: [Matt Brown](#)
To: [Planning Commissioners](#)
Subject: BL2019-78, 79
Date: Tuesday, January 14, 2020 12:28:25 PM

I am urging you to vote no on both of these bills. B1201979 in particular would be making sweeping and frankly ridiculous changes to how owner occupied strps operate. It would strip hundreds of thousands of families of the income that allows them to stay in their homes.

From: [Bethany Chism](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 12:27:40 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Hello,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. I am a RN and have an owner occupied listing at 508 Arrington Street, 37207. I rely on my STR income to assist with paying off my student loans and I would not be able to afford my home if not for STR. I frequently have to travel for work and BL2019-79 would not allow me to continue to have a legally operating STR. While I do not do a whole home rental while I am away, and only rent out one bedroom and bathroom the proposed time restrictions in this bill will severely impact me. I have a house manager who assists me if anything emergent comes up while I am away (which hasn't yet occurred in the 2+ years I have been operating).

My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Amber Pilkinton](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 12:24:26 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My address is 1808 martin st Nashville 37203

Thank you,
Amber

Sent from my iPhone

From: [Brittany Greenquist](#)
To: [Planning Commissioners](#)
Subject: Please say NO to these bills!
Date: Tuesday, January 14, 2020 12:21:57 PM

To whom it may concern,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills. My husband and I travel frequently for work, and plan on using our home as a short term rental when we're gone allows for additional income and support while we're away. Our neighbors are very supportive, and most of them also participate in renting their homes or DADUs. Again, please vote no to these bills that would greatly affect many of my wonderful neighbors and their livelihoods.

Best,

Brit Greenquist

1019 Stockell St.

Nashville, TN 37207

From: [Seth Campbell](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:44:17 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111
Get [Outlook for iOS](#)

From: [Renay Zamora](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:33:07 AM

To Whom It May Concern:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you,

Renay & Kyle Zamora

From: [Arlon Jay Staggs](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:22:11 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their homes that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford to keep their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Yours Truly,

Arlon Staggs, Homeowner

939 Seymour Ave.

Nashville, TN 37206

From: [Nathan Pyle](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:17:32 AM

Hello,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law.

Additionally our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. If a host is comfortable allowing guest to use their personal bedroom, this shouldn't be the governments decision.

Can we also say how ridiculous a less than 15 consecutive hour requirement in a 24 hour period of time is? How subjective this would be to enforce? Most importantly, why in the world should government be dictating when and how long someone should be in their home? This provision grossly oversteps reasonable privacy bounds and is a lawsuit waiting to happen.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive. Additionally, the beer board already has a full plate, why add additional work when the department is already maxed out?

Please vote NO to all three of these bills.

--

Nathan Pyle
913 Chicamauga Avenue
nathan.s.pyle@gmail.com

From: [Aaron Cirksena](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:14:26 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My property address is 2001 Convent Place unit 7, Nashville, TN 37212.

Sent from my iPhone

From: [Amy Gill](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 11:12:16 AM

Please vote NO on bills BL2019-79, and BL2019-78.

BL 2019-79

As Nashville housing becomes increasingly expensive, alternative income streams are critical for many, many residents, and short term renting is one component of this. If we are to maintain our creative class, to be a destination for entrepreneurs, and to provide housing options close to job centers for our teachers, police officers, firefighters, public servants, etc, then we must not deprive them of the means to afford their house.

BL 2019-78

This bill is an extreme reaction to a few isolated incidents. We should neither take away the ability of a homeowner to afford their home, nor should we devalue a property because of its proximity to a church or school.

In summary, there are enough restrictions and regulations on short term rentals in place. We do not need to add any more, but rather work on tightening enforcement of the ones in place. Renting out one's home is a critical revenue source for the folks that make Nashville the creative, dynamic place it is. Please vote NO on these bills.

Thank you for your consideration.

From: [Tyler Williams](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:54:00 AM

My name is Tyler a Williams and I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills. Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Thank you

Tyler Williams

901 Gilmore Ave

12 South

Sent from my iPhone

From: [Kenneth Hensley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:51:54 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [Blakeslee Scutella](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:49:24 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you for your time!

Sincerely,

Blakeslee Scutella

Sent from my Samsung Galaxy smartphone.

From: [Jessica Abrego](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:47:50 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Jessica Abrego
Barefoot Vacation Rentals
www.yourbarefootvacationrentals.com
951.595.7701

From: [Mary Brooke Bonadies](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:45:46 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Mary Brooke Bonadies
1606 Linden Ave
Nashville, TN 37212

From: [Ruby Elshafei](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:38:16 AM

Hi there~

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My home address is 1701 Blair Blvd # 7, Nashville 37212

Thanks so much for your attention,

Ruby

Ruby Elshafei

Fridrich & Clark Realty

3825 Bedford Ave | Nashville, TN 37215

[615.327.4800](tel:615.327.4800) office | [615.327.3248](tel:615.327.3248) fax | [615.482.5208](tel:615.482.5208) mobile

relshafei@gmail.com

From: [William Parker](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:37:16 AM
Attachments: [Screen Shot 2019-08-28 at 1.32.20 PM.png](#)

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

William Parker

Realtor

VILLAGE

2206 21st Avenue South
Nashville, Tennessee 37212

MOBILE: 615 775 8526

wparker@villagetn.com

From: [MCCORMICK Tommy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:33:48 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Thank you,
Tommy McCormick
3804 Hutson Ave.
Nashville, TN 37216
615.406.1755

Please vote NO to all three of these bills.

The information contained in this e-mail is intended only for the confidential use of the above named recipient. **If you are not the intended recipient or person responsible for delivering it to the intended recipient, you have received this communication in error and must not distribute or copy it.** Please accept the sender's apologies, notify the sender immediately by return e-mail and delete this communication. Thank you.

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From: [Nikki Sanders](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:32:14 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Nikki Sanders I Realtor
Compass I The Miles Team
Cell: 731-394-2510 I Office: 615-475-5616
Find your next home: MilesRealEstate.com

From: [Tristan Kinsley](#)
To: [Planning Commissioners](#)
Subject: Please vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:31:38 AM

Dear Planning Commission,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals, which have already become significantly constrained and regulated in our Nashville market. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills which will only serve to hurt our local community and economy.

Thank you,
Tristan Kinsley

--

Tristan Kinsley

Owner • Domaine Residential • Sales | Design | Development
Affiliate Broker • Compass RE

3990 Hillsboro Pike, Suite 320
Nashville TN 37215
Compass: 615.475.5616
Office: 615.486.2424
Mobile: 615.545.9490

www.DomaineResidential.com

<https://www.compass.com/agents/tristan-kinsley/>



From: [Beth Hooker](#)
To: [Planning Commissioners](#)
Subject: Voting NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:26:28 AM

Voting NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sarah Beth Hooker
Village Real Estate
Feel the Feeling as if the Prayer has Already Been Answered!

From: [Colton Ashby](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:25:33 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

Colton Ashby
5604 Morrow rd.
Nashville, TN

Sent from my iPhone

From: [Travers Xanthos](#)
To: [Planning Commissioners](#)
Subject: Please support the locals in your district and the local economy, not corporate- out of state hotel profiteers!
Date: Tuesday, January 14, 2020 10:22:05 AM

Hi Nashville Council Members,

I wanted to write you, before this week's hearing and ask you to please vote "no" to the below bills that would severely effect thousands of Nashvillian's livelihoods.

First off, as an Nashville resident that is active in the community, I understand the desire and reasoning behind regulating the short term rental industry. Having requirements in place to register short term rentals, follow rules, and pay taxes is beneficial to city residents, property owners, neighborhood communities, and the city.

I do support the Fifth Amendment protecting US citizens and their right to own property, but I also understand the reasoning to limit and regulate short term rentals in "residential" areas. Having a residential neighborhood that is full of out-of-state investor backed, full-time Airbnb's can certainly cause problems to the culture of the community.

However, in my opinion the regulations that were put into place for "owner occupied" short term rental permits sufficiently protect against the exploitation of local communities. Instead, they allow Nashville locals to supplement their incomes by renting out their properties, for which they reside, easing their ability to cope with the rising cost of living in the city.

The beauty of the new sharing economy, ie Airbnb and Uber, is that it provides normal, working citizens, with the opportunity to improve their lives and increase their ability to make extra money and supplement their income by renting out their homes/ cars. It's an amazing progression for society, because now it's not just the large corporate companies monopolizing the travel industry, the "average joe" is now able to improve their quality of life and create new opportunities for themselves.

As someone who is very well versed in the short term rental industry, I understand the impact that BL2019-79 will have on thousands of Nashvillians. 95% of travelers are not looking to book a "private room" in a house for their trips. Enacting this regulation would put an end to our local's ability to supplement their income by renting out their homes and it would push these travelers to book their stays in hotels.

We are blessed to have this influx in tourism to Nashville, as city council members who have our own community's best interests in mind, I do not understand why there would be a desire to have the tourism revenue come in and then immediately leave the city to pad the pockets of corporate hotels headquartered far away from the city of Nashville. Voting yes to this bill will do exactly this.

Additionally, I have been saving for years to invest in real estate and have recently purchased a home in a multi-family area (district 21) and have moved forward with the development of two additional units that will operate as non-owner occupied short term rentals. I am deathly afraid that this bill BL2019-111 will be passed and open up the opportunity for my property to be rezoned during the middle of my construction. If this were to happen, it would certainly be devastating to me and I ask that you please take this example into consideration when voting on this bill.

I appreciate my voice being heard and thank you for taking the time to read my email.

Kind Regards,
Travers Xanthos
615-354-7619

From: [Virginia Rogan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:17:29 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you.

Virginia Rogan
912 14th Ave S
Nashville, TN 37212

From: [Brian Vance](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:17:02 AM

Dear Council Members,

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

District 2 Resident: 1208 Katie St, Nashville, TN 37207

Kind regards,
Brian Vance

Synergy Realty Network, LLC
BRIAN VANCE | REALTOR
[1585 Mallory Lane Suite 103 ~ Brentwood, TN 37027](#)
Main: [615.371.2424](tel:615.371.2424) | Cell: [707.495.1189](tel:707.495.1189)
<https://briavancerealtor.com/>

From: [Alex Borquez](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:16:58 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

[Alex Borquez]
|| Sound Design/Re-recording Mixer
|| Hacienda Post
|| C: [818 233-2605](tel:8182332605)
|| W: [818 848-7678](tel:8188487678)
|| atborquez@yahoo.com

From: [Rachel Mays](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:16:58 AM

To the Planning Commission:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sincerely,

Rachel Mays
REALTOR®

Compass RE
[3990 Hillsboro Pike, Suite 320](#)
[Nashville TN 37215](#)
o: [615.475.5616](tel:615.475.5616)
m: [615.855.9313](tel:615.855.9313)



From: [Chad Wohlers](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:06:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111



[f](#) [t](#) [in](#) 615.300.2602 | www.chadwohlers.com

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From: [Thad Cockrell](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:02:38 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Peace, Thad

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [Anna](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:01:14 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Sent from my iPhone

From: [Marshall Burrige](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:51:01 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

From: [Rhianne Roustom](#)
To: [Planning Commissioners](#)
Cc: nashvilleareastra@gmail.com
Subject: Please vote NO to all three of these bills.
Date: Tuesday, January 14, 2020 9:50:39 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Rhianne Roustom, BSLA

500 Singer Drive
Madison TN 37115

Cell - 617-852-0975
www.landscapesnashville.com



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From: [Ruth Picha](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:49:39 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

My home address is 428 Pearre Springs Way, Franklin TN 37064

Ruth Picha

From: [Anna Greer](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:44:39 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Elisabeth Cunningham](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:44:12 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

*"My name is Elisabeth Cunningham
I live at 609 21st Ave N 37203
I am a Nashvillian, your neighbor, and a host.
I ask you to vote NO on bills -111,-78 and -79."*

Sent from my iPhone

From: emilystewartllc@gmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:11:46 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Emily Stewart

1212 Laurel St. #1015

Nashville, Tn 37203

Emily Stewart
REALTOR®



[2206 21st Avenue South](#)
[Nashville, Tennessee 37212](#)

m: [615.582.8081](tel:615.582.8081)

o: [615.383.6964](tel:615.383.6964)

e: emilystewartllc@gmail.com

w: <http://StewartWhiteNashville.com>

From: [Jacob Trunzo](#)
To: [Planning Commissioners](#)
Subject: Please Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:29:33 AM

I've learned of these bills through friends. as a touring music professional, being able to rent my property helps supplement my income. I have not yet begun this but am worried it will not become a possibility with these bills, please vote no!

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals.

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Jacob Trunzo
2509 Carter Ave, Nashville 37206
813-215-9591
Jacobtrunzo@gmail.com

From: [Chandler Whitley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 7:46:10 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

From: cyr.austin@gmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 7:35:33 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank

Austin Cyr

Sent from my iPhone

From: jhrudicka@protonmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:40:20 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111!

I am writing in opposition to the following three bills: BL2019-78, BL2019-79, and BL2019-111; and in full support of short-term rentals! I have some important concerns regarding these bills that need to be considered out of respect for your "responsible" Nashville residents:

B:2019-111: While the intent of this bill is to throttle new developments from being STR eligible, it also creates the risk for "existing" properties, neighborhoods and streets to be rezoned and result in elimination of short-term rentals. If this occurs, it is reasonable to believe and cause for concern that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood consistent with the new -NS zoning that restricts all short-term rentals. This would be concerning on so many levels and would be completely unfair to Nashville residents who rely on this income to pay their mortgage and bills! **I understand punitive actions/bills that specifically address short-term rentals that have repeated complaints/issues, but not those who are diligent to ensure they proactively prevent/avoid/mitigate any issues that would negatively impact their neighbors and are contributing to our booming Nashville economy.**

BL2019-79 Many people rent out basements, DADUs or portions of their home that have a separate entrance to the guest space. These would all be considered "whole home" rentals on short-term rented listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling professionals that rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which for many would negatively impact their financial capacity to keep their home here in Nashville. ***Please do not*** impact/impair the ability for an "existing" responsible homeowner to continue to pay their mortgage/bills... **those who are diligent to ensure they proactively prevent/avoid/mitigate any issues that would negatively impact their neighbors and are contributing to our booming Nashville economy.**

BL2019-78 **Data does not support the claim** that short-term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released show they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. **Data driven decision-making would never align with or support this bill.** The 100-foot restriction is unreasonably punitive.

Thank you, John (Nashville resident & homeowner)

Sent from [ProtonMail](#), encrypted email based in Switzerland.

From: [Brandon Knox](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:21:13 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Brandon Knox
Managing Partner, The Knox Team

Compass RE

3990 Hillsboro Pike, Suite 320
Nashville TN, 37215

o: 615.475.5616
m: 646.436.9452

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From: [Mike Haddock](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:20:00 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Michael Haddock | Professional Realtor|
License #00319561
Zeitlin|Sotheby's International Realtors|
License #00058989
[4301 Hillsboro Pike, Nashville, TN 37215](#)
615-310-1087 cell
615-383-0183 office
[Zeitlin.com](#)

From: [alex](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:26:25 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels. It will also not allow the city to make more money from taxes etc. A lose lose

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

I have worked with many young people that will by a home and rent to friends to be able to afford the high prices in Nashville this would not allow them to be how owners. Therefore they would not be classified anymore as "stable residents". Which only lowers values and revenue for the city.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Short term rentals benefit communities more than hurt them. They cultivate tourism which increases revenue which helps schools, parks, roads etc.

Please vote NO to all three of these bills.

photo



Alex Blake

Broker Owner, Professional Real Estate Services

[615-499-6201](tel:615-499-6201) | [615-513-2355](tel:615-513-2355) |

From: [Troy Vennon](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 10:17:16 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

In addition to the above mentioned concerns of the specific language of the proposed measures, there are also several financial impacts to the Nashville economy that should be considered if STR-eligible properties are re-zoned and put out of business.

- 1.) Both owner and non-owner properties pay multiple forms of city and state taxes, to include several forms of business and occupancy tax, above and beyond property taxes, to the city and state, a positive effect for the tax base and the local economies where these properties are located.
- 2.) Short Term rental properties operating in Nashville, and every city around the country, offers tourists and travelers a different way to enjoy our city. Instead of a central focus on Broadway tourism that hotels offer, STR's allow guests to see and experience outlying neighborhoods and what All they have to offer. Businesses, restaurants, shops and stores in our neighborhoods are experience an uptick in foot traffic and their businesses are expanding as a result. This expansion creates its own economy

that supportS jobs for Nashville residents, which increases the tax base even further.

3.) There is a booming market of small businesses that exist solely to service STR properties and businesses. Those businesses employ cleaners, maintenance, painters, contractors, property managers, transportation services, and an innumerable amount of small businesses. These businesses rely almost entirely on STR properties operating in Nashville and other cities around the country. In short, STR's create good jobs for Nashville residents.

4.) The potential for an adverse, negative impact to the Nashville housing market is high if these measures pass in their current form. Many Owner-occupied STR's rely upon the revenue generated with their properties to be able to afford their mortgage and escrow (property taxes). Non-owner occupied properties rely 100% on their businesses to pay their mortgages and taxes. In many, many cases, losing their permits, without just cause, would force those properties into foreclosure. There is a high risk of many 100's or potentially 1,000's of properties in Nashville to be forced into foreclose, which would have a significant, adverse affect on the Nashville housing market.

For these reasons, Please vote NO to all three of these bills at this time.

I would also ask that this body strongly consider an effort to study and assess the positive financial and economic impacts of these types of businesses operating in the metro area, before moving forward with any future proposal such as this. I believe that an honest study would show that STR's offer the Nashville metro area a much more positive result than a negative one. Nashville needs STR properties to support the International destination that it has become.

Respectfully Submitted,

Troy H. Vennon

From: [Kelly Govea](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:21:55 PM

Hi, I am the property owner at 612B N 2nd St, Nashville, TN 37207. Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sincerely,

Kelly Govea

612B N 2nd St

Nashville, TN 37207

From: [Charlie Hunter](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:17:09 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Best Regards,

Charlie Hunter
Hunter Oil Company, Inc.

Check out our new website www.hunteroil.net

From: [Andrea Niemiec](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:17:06 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Thank you,
Andrea Niemiec

Sent from my iPhone

From: [Sarah Rose Jones](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:10:52 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sarah Jones

1001 Preston Drive Nashville, TN 37206

From: [Mark](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 9:03:41 PM

Hello! I am the property owner at 612 B N 2nd St Nashville, TN 37207. Please vote NO on on 3 bills regarding Short Term Rentals.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Mark Govea

--

Mark A Govea
512-632-6001

From: [Josh Randolph](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:59:31 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Josh Randolph
C. 615-601-2663

From: [Goldthorpe, Ted](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:42:41 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals.

My concerns are as follows:

BL2019-111:

While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals.

If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals.

This is grievously concerning on many levels.

BL2019-79:

Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space.

These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law.

Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs.

This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78:

Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues.

In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls.

The 100-foot restriction is unreasonably punitive.

Personally speaking, our property that we 'airbnb' is supported by our neighborhood and has never yielded any complaints.

Furthermore the income is a critical supplement to our family's sustenance and allows us to keep ownership of our house.

However, most importantly, the nature of such restrictions and prohibitions are in direct contrast of the spirit of our city, not to mention our freedom and independence.

Our thanks in advance to your hopeful support in the opposition of these bills.

Sincerely,
Ted Goldthorpe
523 Fairfax Ave.
Nashville

Ted Goldthorpe

Legacy Catalog Management

Sony/ATV Music Publishing | 424 Church Street, Suite 1200 | Nashville, TN 37219

615.743.1719 (office) | 615.498.2862 (mobile)

ted.goldthorpe@sonyatv.com | www.sonyatv.com



From: [keyvan aminloo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:42:05 PM

*"My name is _____.
I live at (address) .
I am a Nashvillian, your neighbor, and a host.
I ask you to vote NO on bills -111,-78 and -79."*

If you feel strongly about making a personalized statement or have a new point to add that has not already been covered, please feel free to do so.

MY NAME IS KEYVAN LUCAS AMINLOO I LIVE ON 1702 LISCHY AVENUE NASHVILLE
TENNESSEE 37207 AND I STRONGLY VOTE NO NO NO

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Keyvan Aminloo
(951) 807-8319

From: [Sean Austin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:38:10 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

From: [Eddie Meehan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:32:59 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Thank you,

Eddie Meehan
Get [Outlook for iOS](#)

The preceding e-mail message (including any attachments) contains information that may be confidential, may be protected by the attorney-client or other applicable privileges, or may constitute non-public information. It is intended to be conveyed only to the designated recipient(s) named above. If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete all copies of it from your computer system. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: angiedeltores@yahoo.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:28:46 PM

To the Planning Commission:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Kalena Hwang](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:25:48 PM

To the Planning Commission:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [William Cahill](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:23:21 PM

To the Planning Commission:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Bill Cahill
Bill Cahill Photography, inc.
www.bill-cahill.com
LA 310.497.3567
NYC 646.481.7410



Before printing this email or any attachments, please think about your responsibility and commitment to the **ENVIRONMENT**

From: [MICHELLE NORTON](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 8:17:12 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I currently live in NJ and want to transition to living in Nashville. If i am unable to rent out my accommodation it would not make it feasible for me to move to Nashville as I still need to spend some time in NJ.

Regards,

Michelle Norton

Tel: 973 543 0222

From: [WILLY Gomez](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Tuesday, January 14, 2020 7:51:30 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: jjohnson0914@gmail.com
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:50:15 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills. I own the resident located at 1003 12th Ave S.

Sent from my iPhone

From: [Crystal Morgan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:44:21 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

BL2019-79:

Short term rentals have become a way that Nashvillians can afford Nashville. With property prices increasing and wages for many remaining stagnant, they have turned to short term renting a portion of their personal property in order to afford their home. This is the new affordability. In addition, our Southern hospitality shows through the most through the citizens of the South. This would gravely effect our tourist industry as well. People have come to love the hospitality of the citizens of Nashville.

BL2019-78

It would make more sense to punish and revoke the licenses of those who are operating illegally. STR should be expected to abide by noise ordinances like the rest of us. Go ahead and INFORCE in those instances, as you would any citizen. There are many short term rental owners who make certain their guests are quiet and take care of the atmosphere of the neighborhood they love.

BL2019-111 I am against the -NS zoning. Restrictions on a property will make them decrease in value. My home has value because of its location. I am not a host, but I would like to be one day. It's how I will afford to stay in the city of Nashville. I've lived here for 20 years. My income isn't keeping up with Nashville.

My name is Crystal Morgan

I live at 1506 Electric Ave

I am a Nashvillian, your neighbor, and a future host.

I ask you to vote NO on bills -78, -79, and -111

Thank you.

Crystal

From: [Justin Womble](#)
To: [Planning Commissioners](#)
Subject: Weighing in on bills BL2019 -78, -79, and -111
Date: Tuesday, January 14, 2020 7:34:55 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Hi, my wife and I are traveling workers in the music business and we rely on our entire 1000 sq ft house in Madison as a STR through Stay Local Nashville. I am totally against new developments being made to instantly be Short Term Rentals, but I am afraid that (BL2019-111) would threaten the future of my renting my house out seeing as how I rely on the income. Also, Nashville itself and its visitors are very civil and, though we have not been renting it for long, we have never had a noise complaint against a renter (BL2019-78). So I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals.

Thanks,

Justin in Madison, Tn

From: [Brent Cooper](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:26:00 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

Sent from Brent's iPhone

From: [Michelle Dunn](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:13:43 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sincerely,

Michelle Dunn

From: [Andrea Brown](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:04:08 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

I run a short term rental that has never had issues and is an income to help pay overburdensome aging parents and school loans. I believe that passing even one of these bills as written could cause a financial hardship on many homeowners who are following all of the rules and keeping their rentals going without issues with neighbors or the city. You could interview anyone on my street and they would barely know that there is a STR nearby with the way mine is managed.

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. One of my recent guests came here from NY to be with her daughter and son-in-law for 5 weeks while they had a new baby. She was able to stay close to them at an affordable rate at my place. Otherwise she would not have been able to do it and it would have been inconvenient since there are not hotels near my neighborhood. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: although my rental is not near any of these entities I think you have to look at the data that does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

For the native Nashvillians like me and those who are here running ethical STRs to be able to supplement what would otherwise be hardships please vote NO to all three of these bills.

Thank you for your careful consideration and all you do for our beautiful city everyday!
Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Andrea L. Brown

From: [dcampbellcole](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 7:03:37 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

While I completely understand trying to weed out the bad seeds, there are those of that have invested quite a bit personally and financially, and follow the rules. There are also those of us, like myself, that are trying to find ways to help fund our retirement and future. I am owner occupied, have never had an issue with my guests or complaints. I make every effort to be respectful of my neighborhood. If some of these pass, they could severely effect my financial future, as well as others. I urge you to vote NO.

Thank you.

Dawn

From: [Angela Leone](#)
To: [Planning Commissioners](#)
Subject: BL2019-111, 79, 78
Date: Tuesday, January 14, 2020 6:51:20 PM

Dear Planning Commissioners,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

My address is 853 Vibe Place, Nashville, TN, 37216.

Thank you for your consideration.

Angela Leone

From: [Madison White](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:41:43 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

Madison White
REALTOR® | PARKS on Charlotte
c: [615-707-0790](tel:615-707-0790) | o: [615-292-1006](tel:615-292-1006)
[4011 Charlotte Avenue, Nashville, TN 37209](https://www.parksathome.com/agents/MadisonWhite)
<https://www.parksathome.com/agents/MadisonWhite>
Sent from my iPhone, pardon my brevity

From: [Kevin Dattilo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:36:23 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I own the property at 4906 Michigan Avenue and I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Sent from my iPhone

From: [Brandon Saunders](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:35:24 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

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Please vote NO to all three of these bills.

I am a long time resident and homeowner in Nashville at 503 Lawrence St Old Hickory, TN 37138. Please do not disregard this message as it speaks for the majority of Nashville's citizens.

Thanks for your time,

Brandon Saunders
Drum Tech/Realtor
Nashville, TN
615-473-4149

Sent from my Sprint Samsung Galaxy Note10+.

From: [David Maxwell](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:33:58 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Best,
David

Sent from my iPhone

From: [Greg Farricielli](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:18:42 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

From: [Kristopher Esqueda](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 6:04:02 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Kristopher Esqueda
1021 Dozier Place
Nashville, TN 37206

From: [Andrew De Vries](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:58:43 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Andrew Devries

1013 Stockell street 37207

Sent from my iPhone

From: [Albern Spoolstra](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:52:28 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [linda hatala](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:52:17 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are

as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rentals.

We use our house for my daughter and her music career and when we are not there we are able to afford the house by renting it with Airbnb. Without being able to do this we would not be able to fund my daughters music career and support Nashville as her music home. We ask you all to rethink of the impact of these bills on the entire economics of Nashville and the people struggling in their music careers that use these homes while they are working on music in Nashville and then are able to rent them out when on the road touring.

Thank you,

Linda and Peter Hatala

1103 Lawrence Ave

From: [Hannah Mastrianni](#)
To: [Planning Commissioners](#)
Subject: Re: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:47:28 PM

My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

819 Russell St. & 506 Church St. Nashville, TN.

Thanks again!

On Jan 14, 2020, at 5:40 PM, Hannah Mastrianni <hannahm@anchorrentals.net> wrote:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Thank you so much!

From: [bt timmerman](#)
To: [Planning Commissioners](#)
Subject: PLEASE Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:37:45 PM

Dear Members of the Planning commission,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it goes about this in a most egregious example of government overreach. The sensible way to address this issue would be to adopt guidelines for new development with the planning commission, not allow unilateral manipulation of zoning codes without the benefit of due process. This is an attack on personal property rights and the rights of privacy. There are municipal codes already in place to address quality of life issues, and as long as a property owner is in compliance, it makes no sense to target a particular group for additional mandates as long as they stay in compliance with existing codes applicable to everyone else in the community. Granting the ability to arbitrarily down-zone a private property without due process or a mechanism for appeal or redress is a huge overreach of government. There are far better and just ways to limit short term rentals in new multi-family developments. This bill is like dropping an atomic bomb on an ant hill.

BL2019-79: Once again, this is an apparent attack on private property rights. Creating artificial standards for property use ignores the fact that many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. Once again, I must inquire why, if the property owner is in compliance with all current metro codes, is this legislation needed? If there is a problem with "fake" owner occupied permits (i.e. Domino), address how to resolve that. Don't punish legitimate owners who are citizens of Nashville who rely on short term renting their homes. There are far more sensible ways to handle this.

BL2019-78: This bill is prompted by blatant propaganda and falsehoods. The statistics do not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows the opposite is true. STRs are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive and trying to define a class of people as a public nuisance rather than address individual examples of non-compliance. The anti-STR, hotel lobby-supported activists can't have it both ways. On the one hand, they say that STRs are "gentrifying" neighborhoods, raising home values so as to make them less affordable, on the other hand, they are claiming they are reducing quality of life in residential neighborhoods, equating them to porn shops and marijuana

dispensaries? If a home owner is in compliance with all metro codes, neither of these is possible and this bill is just another example of obsessive busy-bodies trying to force their will on everyone else.

Please vote NO to all three of these bills.

A. Timmerman
1219 Shelton Avenue
Nashville, TN 37216

From: [David Morgan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Tuesday, January 14, 2020 5:32:55 PM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sincerely,
David Morgan

Sent from my iPhone

From: [Nic Kerdiles](#)
To: [Planning Commissioners](#)
Subject: Nic Kerdiles - Voting NO!
Date: Wednesday, January 15, 2020 8:35:14 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

From: [Jeffrey Stanley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:10:14 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My home address is 328 Harrington Ave, Madison TN 37115.

Thank you,
Jeffrey P Stanley

From: [Samantha Nelson](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:52:22 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111!

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. In my case this is the type of Airbnb we have.

These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Samantha Nelson
541 Cathy Jo Circle

Sent from my secret agent shoe phone

From: [Daina Storey](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:46:12 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Thank you for your time and Please vote NO to all three of these bills.

Best,

From: [Jennifer Tieche](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:43:15 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive, with no good data to support it.

Finally, STR properties are largely kept meticulously in order, as owners must compete with other STR's based on ratings. And it is a known fact that STR tenants are LESS likely to cause property deterioration than are long term rental tenants. So in the long run, STR's contribute to neighborhood improvement, or at least status quo, compared to the gradual decline from long term rentals.

Please vote NO to all three of these bills.

Jennifer Tieche
599 Hidden Acres Drive
Madison, TN 37115
615-972-9048 cell

From: [Taylor Tieche](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:42:02 AM

To the Nashville Planning Commissioners:

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. These bills are unnecessarily punitive to individuals within the Nashville area whose livelihood depends on the short term rental market.

I am a Native Nashvillian. I was born here and have lived here my whole life. Now that I am a young working professional, I am looking for ways to make my livelihood by investing in the city that I know and love. I want to share everything about this city that makes it so special to me with others who come here to visit, and that is why I am interested in the short term rental market. However, I am finding that the hostility the municipal government has shown to the short term rental market has made it virtually impossible for people like me to own a non-owner occupied short term rental unit. While the stated intent is to reduce "party houses" and preserve neighborhoods within the metro Nashville area, these bills only serve to prevent small business owners who care about their properties as a lifelong investment from owning and running them, and instead pave the way for large companies and corporations who can afford to purchase large plots of land and build entire Airbnb complexes with little regard for their effect on communities.

Small-time investors and business owners (like me) view their properties as a large investment that they cannot afford to lose. This makes them very careful of who they rent to, what kind of atmosphere they cultivate in their home, and how they run their property in general. These folks often live in the neighborhoods they invest in. For example, I am looking for a property walking distance from where I currently live so I can keep an eye on the unit as I rent it out. When bills like these are passed, small-time owners like this are all but prevented from owning units. The only entities that can afford to operate in such a hostile climate are large businesses or companies with great amounts of capital on hand to fight for zoning laws, hire attorneys, purchase land in non-residential zones (which are traditionally higher-priced than in residential areas), and build units that are AirBnB friendly, but cannot necessarily be resold as residential units. These types of buyers are almost always out of state, so they have no stake in how their units affect communities or neighborhoods. Additionally, they have less concern for how their units are treated. They are interested in maximizing bookings, and if their units are trashed by a raucous party, they have the capital on hand to fix them without batting an eye.

The short term rental market is here to stay. If you pass these bills, you will further prevent local Nashville homeowners from participating in this market, and instead surrender the Nashville AirBnB market to large out-of-state investors who have no stake in the health of our local communities.

Sincerely,

Taylor Tieche
(615) 881-4288
taylor.tieche@comcast.net

From: [Andrew Colvin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:36:59 AM

Dear planning commission-
Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I live at 1018 Mansfield
NASHVILLE TN 37206

Best,
Andrew

Sent from my iPhone

From: [Patrick Foster](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:16:24 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Thank you,

Patrick S. Foster

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from [Mail](#) for Windows 10

From: [Heidi Tieslau](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:58:35 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from my iPhone

From: [Megan Manly](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:44:43 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

--



From: [Stephanie Sweeny](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:44:35 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Thank you,
Stephanie Sweeny
(850)541-3985

From: [Robert Murphy](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:11:05 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Robert Murphy & Van Tran

846 N 2nd St, Nashville TN 37207

From: [Terry Vo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:45:04 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows.

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are less likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

My address is 18 Claiborne St, Nashville Tennessee 37210.

Best,

Terry

From: [Michele Smith](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:14:15 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

Sent from Michele's iphone

From: [Russell Basso](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:14:08 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

[Sent from Yahoo Mail on Android](#)

From: [SouthEastern Film](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:07:31 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. Creative arts are dependent on alternate sources of income in order to have the opportunity to create and grow to the next level and real estate rentals support so many artists. It is a detriment to musicians and artists that this bill would pass and the music industry in particular, which this city thrives and benefits. The same goal can be accomplished by regulation of the industry and making sure the experience is as intended, working with companies and homeowners. People prefer a home away from home and that is not going to change, hotels have their place, but economics is driven by demand.

Thank you,

Leigh Stewart

From: [Kathleen & Anthony DePalo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:03:20 AM

Hello:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

BL2019-79: Many people rent out basements, DADUs, or portions of their home that have a separate entrance to the guests' space. These would all be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. Additionally, our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. This bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote NO to all three of these bills.

Best,
Kathleen & Anthony DePalo
1003 Stockell St,
Nashville, TN 37207

From: [Kelly Scott](#)
To: [Planning Commissioners](#)
Subject: Vote No on BL2019-111, 79, 78
Date: Wednesday, January 15, 2020 10:53:52 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Regards,

Kelly Scott

From: [Christina Schindler](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:53:39 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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BL2019-78: Data does not support the claim that short term rentals (non-owner occupied or otherwise) are more prone to nuisance or lewd complaints and issues. In fact, the last data released shows they are *less* likely to cause issues because they represented 1.8% of all housing and yet comprised only .2% of Codes complaints and police calls. The 100-foot restriction is unreasonably punitive.

Please vote **NO** to all three of these bills.

Christina Schindler
1618A Northview Ave
Nashville, TN 37216

From: [Lauren Bing](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:52:17 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Lauren Bing

335 Cleveland St apt 202

Nashville, TN 37207

From: [Planning Staff](#)
To: [Planning Commissioners](#)
Cc: [Milligan, Lisa \(Planning\)](#)
Subject: FW: Nashville Rentals & BL2019-111, 79, 78
Date: Wednesday, January 15, 2020 10:48:42 AM

Items 11, 12, and 13 on tomorrow's agenda.

From: Stephanie Gledhill <stephaniegledhill@yahoo.com>
Sent: Wednesday, January 15, 2020 10:22 AM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Nashville Rentals & BL2019-111, 79, 78

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:
BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.
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Please vote NO to all three of these bills.
Thank you for your support,
Stephanie Gledhill

From: [Alejandra Gonzalez](#)
To: [Planning Commissioners](#)
Cc: [Benedict, Emily \(Council Member\)](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:34:53 AM

Hello,

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Please vote NO to all three of these bills.

Alejandra Gonzalez
1510 Andy St
Nashville, TN 37216

From: [Celeste Boyer](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:11:36 AM

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals. My concerns are as follows:

BL2019-111: While the intent of this bill is to curb new developments from being STR-eligible, it also opens the door for properties, streets, and neighborhoods to be rezoned to eliminate short term rentals. If this passes, it is easily foreseeable that any council member or Nashville citizen would be able to apply for a downzoning of my home or my entire neighborhood to the new -NS zoning that restricts all short term rentals. This is grievously concerning on many levels.

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Thank you for your consideration!

Celeste Sperber
2632 Sporting Hill Bridge rd.
Thompsons Station, TN 37179