

From: [Victoria VanDyke](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:45:48 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.

Victoria VanDyke Holbrook

cell [+1 704 616 1661](tel:+17046161661)

From: stephanie.wright
To: [Planning Commissioners](#)
Subject: Please Vote NO
Date: Wednesday, January 15, 2020 12:49:13 PM

Please vote NO!

My name is Stephanie Wright. I live at 809 S 13th st, Nashville, 37206. And am about to start a renovation of my 1300sqft basement that has a separate entrance, so that we may potentially use it for an owner-occupied STR . We have family that visits quite often, so we can't put a long term renter there. And we want the extra income so that we can afford to get a second car and to help pay for daycare and our children's school. Passing this would affect my ability to do this, and is really unfair.

I am also a Realtor and this kind of legislation could severely impact some of my clients' ability to purchase a home in the area. Especially the ones that are out of town often for work and want to have help paying their 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. 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.

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[Visit my Facebook Page!](#)

From: [Peyman Noman](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:46:17 PM

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

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Peyman Noman
Affiliate Broker

Compass RE
[1033 Demonbreun St, Suite #300](#)
[Nashville TN 37203](#)
o: [615.475.5616](#)
m: [615.480.9705](#)



From: [Sheryl R](#)
To: [Planning Commissioners](#)
Cc: [Allen, Burkley \(Council Member\)](#); tomcashforcouncil@gmail.com; [Aidan Hoyal](#)
Subject: Fwd: Vote NO on Bills BL2019-78, BL2019-79,
Date: Wednesday, January 15, 2020 12:42:58 PM

Good afternoon. As someone who has run a short-term rentals successfully in our district for more than two years, I am opposed to the bills listed below.

My neighbor, Aidan Hoyal, alerted me to this issue. These bills punish people who are owner-occupied short-term rentals. We are the ones who are doing a good job. We are the ones who are bringing more tourists to Nashville. We are the ones who are providing educators, musicians, artists, and tourists with an affordable place to stay while they visit our city. I am at a loss as to why you would punish those of us who are doing a good job for their neighborhood and for their City?

Before short-term rentals exploded in Nashville, I successfully rented an apartment attached to my home for more than two decades. I applied for the permit for the short term rental, it was granted, and I obey the rules. Of course there are few neighbourhoods where this doesn't happen and I understand that. But why would you punish all the people who are doing things right and making things good for our city at the expense of a very, very small amount of people who are ruining it for everyone?

As a single mother who has lived in the same house for more than 20 years, I rely on the income provided by my short term rental to support my young children, and to pay child support to my ex. If this is taken away then I will lose a significant amount of my income. I will probably have to move from the only house that my children have known. How is this helping the people who follow the rules, and provide a service two people in need?

I strongly encourage you to vote NO against the three bills listed in Mrs. Hoyal's email below.

I appreciate your time, and I am open to speaking either on the phone or in person about the negative impact these three bills will not only have on me personally, but on my friends and neighbors throughout the city who are relying on short-term rentals to stay in Nashville, and in our neighborhoods.

Thank you again for your time,
Sheryl Rogers
304 Fairfax Avenue
37212

----- Forwarded message -----

From: **Aidan Hoyal** <aidanhoyal@gmail.com>
Date: Wed, Jan 15, 2020, 11:25 AM
Subject: Vote NO on Bills BL2019-78, BL2019-79,
To: <Planning.Commissioners@nashville.gov>
Cc: Burkley Allen <burkley.allen@nashville.gov>, Tom Cash for Council <tomcashforcouncil@gmail.com>

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

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Aidan Hoyal

3102 Blakemore Ave

Nashville, TN 3721w

From: [Chuck Minor](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:41:17 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 very 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. It is critical that the housing market stays stable and affordable.

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.

As a Realtor, I have the opportunity to work with home buyers, sellers and investors. I myself and a home owner and investor. I see everyday the value that STR provides to Nashville.

Some facts that substantiate the need for STR:

Nashville is one of the top 3 destinations in the country
100 people move to Nashville everyday
Temporary housing numbers are up year over year
Over 15 million tourists visit Nashville every year
600,000 people attended the 2019 NFL draft
During the same time as the draft, another 30,000 participated in the Music City Marathon
More than 50,000 people attended CMA fest each night.

There are roughly 357 hotels with 42,000 rooms in the 14 county Nashville metropolitan area. Clearly, there are not enough to accommodate the demand.

There is and will be a need for short term rentals for the foreseeable future. Short Term Rentals provide a needed service for tourists as well as executives relocating to our great city.

I urge you to please vote NO to all three of these bills.

Sincerely,

Chuck Minor
Illume

920 South Street
Unit 319
Nashville, TN 37203

From: [John Lightstone](#)
To: [Planning Commissioners](#)
Subject: (Please) Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:25:16 PM

My name is John Lightstone. In addition to being an upstanding Nashville resident, I'm also a AIRBNB PLUS host operating under an owner-occupied permit. And trust me when I say, the two are not mutually exclusive. 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.

For all these reasons, please vote NO. However, it's my own unique experience with STR in Nashville that compels me to oppose BL2019-78, 79, 111. Because any bill that portrays Nashville hosts in such a negative light couldn't possibly be taking into account the how or why we became hosts in the first place. The following is my story:

In addition to hosting, I'm a freelance advertising creative. This means I travel for work. I'm also a hopeless romantic, which is why I moved here from San Francisco to be with my girlfriend after dating long distance for a number of years. She's lived in Nashville for nearly two decades. Owned her own apartment for 15 years. And started out as a singer by day / bartender by night at the original Tin Roof Demonbreun before finding her way into the business side of the music industry. And just like so many of you, she's watched this city change overnight, over and over again.

Before I moved here—away from a city known for its ad industry—you better believe I researched what was happening in Nashville. I instantly fell in love with the tourism and hospitality side of things, and realized STR presented a way for me to move here AND actually buy a home (a farfetched dream in SF). I spent two years searching for the right house, one that met all of our dream-home requirements, was detached out of respect for neighbors, and located in an area with an STR-friendly vibe. The metro officer who issued my permit said I was one of the most buttoned-up STR applicants he's ever dealt with.

By the time BL2019-111, 79, 78 were introduced in 2019, I was already dealing with the legal repercussions of my permit suddenly being revoked that same year, after a reinterpretation of BL2017-608. Yes, the one regarding HPRs. Indeed, even as a legally permitted OO host who is grandfathered-in by state law, I was still

forced to spend thousands in legal fees to keep my permit, and thus my house. To put it lightly, this almost ruined me financially and psychologically (not to mention romantically). It also severely disrupted any attempt to gain a foothold here. Ironically, I'm now more dependent on STR than ever as a means to pay off legal fees.

And while BL2019-111 + 78 pose dire consequences, it's BL2019-79 that risks putting me in the same position as BL2017-608, if state law is ignored yet again by targeting law-abiding hosts who are grandfathered-in. And with all due respect, I see no language in BL2019-79 that prevents metro from attempting to do just that. As written, the bill states I won't be able to rent my own house while off site, which means I'll no longer be able to afford my mortgage. Imagine being in my shoes. Now imagine the thousands of other hosts wearing those same shoes in regards to BL2019-111, 79, 78, each with their own reasons for hosting.

On the flip-side, the ability to short term rent allows me to travel less, immerse myself in the city more, thereby planting roots. Just like with any other pursuit of happiness, STR is a means to an end. Why and how responsible, legally-permitted STR hosts have become catch-all scapegoats, when the data points to an altogether more positive picture, is deeply troubling.

In my immediate area, there's gunfire, car break-ins, loud music, mean dogs, broken bottles, and noisy 24/7 train horns (the latter of which I don't mind b/c it reminds me of SF fog horns). My STR guests are in no way responsible for these issues. I not only support my community (not to mention the local / state STR taxes I pay), but so do my guests. I advertise below the legal occupancy limit. I'm friends with my neighbors. My house rules are strict, extensive, and probably a little over the top b/c my home and neighborhood are precious to me. I even went the extra mile to install security cameras and noise monitoring so I'm always aware of what's happening.

Bottomline, I would never have made the decision to purchase my home without being 100% compliant as a legally permitted owner occupied host. I took the time—a lot of time—before moving here and buying a house to read up on local laws. That said, is it really asking too much to make it a whole year without new bills that threaten my way of life? Because at this point, to be totally honest, it's starting to feel a lot like harassment.

From one Nashville resident to another, PLEASE VOTE NO to all three bills. While I understand there's noble intent, the consequences for many legally operating STR hosts & local businesses will muddy whatever impact these bills hope to achieve. Please don't let a few bad apples, and certain hospitality influences based outside of Nashville, hurt the vast majority of us local hosts who are helping to elevate our city, local hospitality, and our lives by doing STR the right way—local hosts who include teachers, musicians, artists, nurses, military professionals, law enforcement, etc, etc. People just like you. Fellow Nashvillians.

Believe it or not, even after all this, I'm still hoping to leverage my STR experience as a stepping stone into local hospitality and tourism. After all, it's one of the unique career opportunities this city has to offer, and one I've become quite passionate about it. Nashville introduce me to all of this. It was never on my radar before moving here.

Thanks for lending an ear. I appreciate your time.

John Lightstone
1321A Little Hamilton Ave, Nashville, TN 37203

From: [Jenilee Anthony](#)
To: [Planning Commissioners](#)
Subject: Short Term Rental Bill : Home Owner
Date: Wednesday, January 15, 2020 12:21:34 PM

Hi,

My name is Jenilee and I had an Airbnb for 4 years until recently when we have chosen to renovate our house to accommodate our growing family. Our house was a duplex style in East. We had amazing visitors from all over the world that we hosted as they enjoyed Nashville. We had over 600 guests over the course of 4 years and not one time had an issue with our neighbors or guests. I love our city and have been a big fan of using Airbnb when I travel to other cities.

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: Like I did, 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.

Jenilee Anthony
(c) 817-228-9124

From: [Brigitte Lange](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:15:46 PM

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

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Please vote NO to all three of these bills.

Thank you for your service.

Best,

Brigitte Lange

From: [Lauren Shatlock](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:06:15 PM
Importance: High

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

MY HOME ADDRESS:
516 Russell Street
Nashville, TN 37206

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 Shatlock-Folk

RED11MUSIC

1305 Clinton Street, Suite 230

Nashville, TN 37203

615.457.2414 ofc

615.457.1659 fax

www.red11music.com

We receive a large amount of email. Should you experience a delay in response or need immediate assistance, please call our office direct.

From: [Tina Pierret](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:55:24 AM

Dear Planning Commissioners~

Thank you for your time - I will be brief.

We have yet to see any compelling data that short term rental properties are having a broadly negative impact on the city, or it's citizenry, or it's economics — and with our Mayor dropping the word “receivership” recently, would we as a city be wise to turn away the revenue opportunities these properties offer that will benefit all of Nashville?

I suspect that over and above individual property owners, there are larger corporate pockets that are being impinged upon by the competitive model (and for many, a preferred vacation experience) that VRBO properties offer, and these entities are pining and lobbying for their obsolescence.

Last, consider this — competition is healthy, and allowing homeowners to exercise their right to generate income from their property helps keep the hotel rates in line. Is the commission truly not supportive of free market enterprise? Rather than cherry picking the winners and losers of our local economy, you have an opportunity to show your advocacy for entrepreneurs, and pave the way for more people to affordably enjoy all that this wonderful city has to offer. They will in turn tell all their friends to come visit and spend their tourism dollars in Nashville.

I'm sure you have all given careful thought to your position and I hope you plan to vote based on facts and what is fair and best.

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

Sent from my iPhone

Please find attached a letter of opposition I received from a constituent.

Steven Perry
805 Joseph Avenue
Ph: 615-255-0854 Em: stevenlperry3@gmail.com

Thursday, January 9, 2020

Sean Parker
Metro Council Representative - District 5
One Public Square, Suite 204
Nashville, TN 37219

Dear Mr. Parker and Members of the Planning Commission Board

I am writing in relation to Case 2020Z-016PR-001, a proposed rezoning by Capital Invest, LLC and Bradys Infinite Solutions, LLC of two properties on Joseph Avenue. This letter is to detail a base of opposition and lay out concerns for this proposal.

The vast majority of homeowners on Joseph have lived on this street before development ever thought to come. With growth comes change and that is an understanding, however, the cornerstone of a community is the homes and the people that have grown to make it that way. This block of Joseph Avenue has, and should also be, for single and two family dwellings as intended.

With this proposal that is looking to add 20 units per acre, we are looking at a minimum up to an additional forty people on a street that does not have the adequate size or capacity to take on. You are asking residences that have already established this block to take on the additional responsibilities of new traffic, safety concerns, and buildings that do not fit the landscape or feel of our community.

Finally, this rezoning proposal is akin to Pandora's Box. If this change is made, developers will not stop at these two locations but as a homeowners pass or decide to sell, another 20 unit building will take its place. As more apartments and units come, the sense of community is lost. An increase in property taxes will push more people out.

It should be paramount that Nashville and its leaders keep the roots that made us the place that allowed this growth. This cycle has happened in other areas and we ask that we are not another casualty.

Thank you for your attention to these concerns and look forward to speaking with you

Residences of 800 Block of Joseph Avenue

From: [Ti](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:49:25 AM

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

Sent from my iPhone

From: [Aidan Hoyal](#)
To: [Planning Commissioners](#)
Cc: [Allen, Burkley \(Council Member\)](#); [Tom Cash for Council](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Wednesday, January 15, 2020 11:46:37 AM

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Aidan Hoyal

3102 Blakemore Ave

Nashville, TN 3721w

From: [Brandi Sevieri](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 12:59:25 PM

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

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***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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Brandi Sevieri

3127 Long Blvd 105
Nashville, TN 37203

From: [Lauren Tullos](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:39:17 PM

Planning Commission,

I am writing in hopes you will speak up for us homeowners living in Cleveland Park and vote NO on bills BL2019-78, BL2019-79, and BL2019-111 that directly impact not only my own livelihood but the future prosperity for Nashville tourism.

Within the last month I received my approval permit to build a DADU on my lot. Not only was this a lengthy, costly and painstaking process but it also required me to take out a large personal loan in order to finance.

If any of these 3 bills are passed, the city will be taking away crucial income that I will need in order to live while also negatively impacting the resale value of my home.

I do not normally get involved in the political realm, but these 3 specific bills are life-changing for me and my community, and we simply cannot afford to allow our city government to dictate our future livelihood and restrictions on land we OWN and purchased under current zoning laws in place at that time.

PLEASE vote no to all bills impacting STRPs in Nashville.

Lauren Tullos

Lauren Tullos, MBA
(c) 318-470-8480
Sent from my iPhone

From: [Jordan Dhaenens](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-79 & BL2019-111
Date: Wednesday, January 15, 2020 1:38:05 PM

To the Nashville Planning Commission,

I am writing in reference to BL2019-79 and BL2019-111 to ask that the Planning Commission choose to strike down these bills as written.

While I am in opposition to Non-Owner Occupied short term rentals in areas zoned solely for residential use, I believe it is important that homeowners maintain the ability to rent out their owner-occupied homes in whatever proportion and duration they find appropriate for their situation. The right to live with or share your home with whomever you choose regardless of the opinions of others is important to protect. I think zoning standards that evolve are a good idea to protect the health and appearance of Nashville's communities and neighborhoods. However, we should treat all community members equitably, being careful not to discriminate based on economics or the desirability of the people who will be frequenting the neighborhood.

In many ways an Owner-Occupied short term rental is not dissimilar to homeowners who choose to rent out their rooms or home to long term tenants and Ordinance BL2017-608 would appear to support this idea with its focus primarily on enforcing current zoning rules and protecting the public peace and welfare. A homeowner living on premise and subsidizing their mortgage through the use of STR sites maintains the same level of responsibility and care towards their neighbors and neighborhood as other families on their block. It is possible they are even more responsive to their neighbors' complaints than homeowners who trust their entire house to long term renters. BL2017-608 also provides very good mechanisms for repairing the peace if a homeowner is negligent in this responsibility.

With this in mind, there seems to be no basis to restrict the ability of a homeowner to rent out their entire home when traveling or a separate entrance living area and advertise it as a whole unit rental. This applies to the introduction of prohibitive zoning areas which will prevent homeowners from having the freedom to list portions of their home as an Owner-Occupied short term rental. Please protect the integrity of BL2017-608 by preventing new ordinances and amendments from making it unequally restrictive or prohibitive to homeowners who live on premise and wish to make their home available for rent on a short term basis.

I have been a member of the Nashville community for almost 25 years am about to become a first-time homeowner. I am excited to finally have the opportunity to build a better financial foundation by investing in my own home and begin contributing to the Nashville tax base as a homeowner. The ability to rent out rooms in my home to both a long term housemate and short term renters was a large factor in my decision to feel financially ready to buy a house inside of Davidson county.

Thank you for your fair consideration of the health of Nashville's neighborhoods and the rights of individual homeowners in town.

--

Best regards,

Jordan Dhaenens
(615) 417-9217
jordan.dhaenens@gmail.com

From: [Wicks, Gabe](#)
To: [Planning Commissioners](#)
Cc: [Sledge, Colby \(Council Member\)](#)
Subject: Please vote NO on BL2019-79
Date: Wednesday, January 15, 2020 1:33:46 PM

I'm writing as an executive of a local publishing house, long-time resident, active 12th South neighborhood member, and deeply irritated citizen regarding BL2019-79, sponsored by Freddie O'Connell.

My family and I rent out an apartment above our garage as a short-term rental unit, and it has become an important income channel for us. We have strictly followed all laws and taxations relevant to its use. While we can support one of the other Short-Term Rental bills up for a vote tomorrow (namely, the one sponsored by Colby Sledge), BL2019-79 would keep us from listing our unit in a way considered correct on industry sites. The garage is in the back yard of our house where we live full-time. It is, however, a stand-alone DADU, and we should be able to list it as a "whole house" for rent. This bill would prevent that, and have a negative impact on our ability to adequately rent out the space.

As people who regularly stay in short-term rental units when we travel, we've never seen this kind of imposition placed on people in our position in other cities, and can't understand why our Metro Council would overstep property rights in such an egregious way. If this bill passes, we will be banding with others in our area to file a class-action suit to remedy all implicit fiduciary damages.

Sincerely—

Gabe Wicks
Vice President
Creative Services Group
P.O. Box 141000
Nashville, Tennessee 37214
tel: 615.902.2757
fax: 615.902.2761

 **HarperCollins** *Christian Publishing*

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From: [Catherine McMullan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:31:27 PM

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.

I'm a nurse working full time in the ICU at Vanderbilt. I care deeply for all my patients and my career is rewarding because I make a tangible difference in people's lives every day, but unfortunately caring for Nashville's sickest residents only pays half the cost of living in this city (<https://www.bizjournals.com/nashville/news/2019/07/16/nashville-s-cost-of-living-outpaces-atlanta.html>). Airbnb is the only thing I've found that fits with the uniquely demanding schedule of intensive care nursing and allows me to make ends meet. I work with several other nurses who are Airbnb hosts for the same reason. I'm a dedicated ICU nurse and I work 13 hours shifts taking care of other people and their families. When you factor in the commute, my job takes me away from my home and MY family for at least 15 hours of the day. I would have to work an additional 67 shifts to bring in the minimum annual income I earn through Airbnb. That's an additional 1,005 hours away from my family. Airbnb has enabled me to make ends meet while increasing the time I can spend at home with my family.

There's a false perception that most Airbnbs are owned by people with multiple homes who are just trying to maximize their revenue. My personal experience has been that most fellow hosts are just like me. People who work incredibly hard in an honorable job but rely on their STR to bring in the extra income they need. Please consider the devastating effects that passing these bills will have on those of us who rely on our STR business to make ends meet.

Please vote NO to all three of these bills.

Thank you,

Catherine McMullan, BSN, RN

From: [Blake Pedersen](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:30:11 PM

Howdy Planning Commissioners

I've been following the news and reading about some of the bills coming up related to the STR home owners in town. I am NOT a proponent of the following two bills most of all, while I do know there are three or more under consideration.

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

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

Best Regards,
Blake Pedersen, Nashvillian, your neighbor and host

From: [Mike Bay](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:22:52 PM

Hello I am a touring musician and Nashville resident. I am one of thousands that make their living traveling and playing gigs around the world. Like many others, when I am gone I rent my home to help subsidize my income. If these bills pass I will no longer be allowed to do so and will likely force me to sell my home.

I'm asking you to please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.

-Mike Bay
723 Joseph Ave
Nashville, TN
37208

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: [Dalby, Colin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:14:55 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.

Colin Dalby

1088 Riverfront Condos

Nashville

TN 37201

.....
For further important information about AllianceBernstein please click here
<http://www.alliancebernstein.com/disclaimer/email/disclaimer.html>

From: [Tiffany Curtiss](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:11:36 PM

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

These bills would severely and negatively impact myself and my neighborhood, not to mention the livelihood of many in this city.

I strongly oppose these bills and what they mean for the people who are the beating heart of what makes this city so popular with tourists.

Please consider these points and vote no on these bills.

Best,
Tiffany

From: [Kinnari Amin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:10:43 PM

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

Sent from my iPhone

From: [Jaime Spinner](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:07:08 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:

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: [Steph Utterback](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:06:52 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.

Sincerely,
Matthew & Stephanie Utterback
6041 Frontier Ln. Nashville, TN 37211

From: [Brandon McSwain](#)
To: [Planning Commissioners](#)
Subject: These Bills affect more than you seem to care about
Date: Wednesday, January 15, 2020 1:00:46 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:

BL2019-79: This Bill affects me personally. I am a travelling musician and Production engineer (lighting, sound, video) just like a LOT of residents of Nashville. I work very hard and travel a TON. The ability to rent my house out while I am on the road has been a HUGE help to myself, my family and my extended family from a financial and social aspect. We go to great lengths to ensure the guests experience the BEST sides of Nashville from a locals perspective while ensuring that our neighbors who are long time owners and residents of the neighborhood are not disturbed by our guests. The income has enabled our family to be able to take care of aging and hospitalized family members while not having to worry as much about who will pay the mortgage while we are taking care of our families. My fiancées mother was diagnosed with Parkinsons a few years ago and has been on a steady decline. Without the ability to rent our house out, we could not be present with her to take care of her as much as we are. When my father spent the last 8 years of his life in a hospital, it was the ability for me to short term rent my property out that made it possible for me to visit him (out of state) and be the primary caretaker for him.

Many good folks rent their houses out as a STR in Nashville, they take pride in the house, in the experience and what we are showing tourists and out of towners what Southern Hospitality is. I truly believe it is a pillar for why Nashville has grown as it has. Please do not take away residents of Nashville's ability to Short term rent the entire property away. It would be a HUGE detriment on a personal level as well as on a local level to the folks who play by all the crazy rules Metro comes up with that only makes the hotels richer. We aren't big business hoteliers that can line city councils pockets. We are real residents of Nashville. We are what makes this city amazing for all these tourists beyond the lights and sounds of Broadway. We are the honest folks just trying to figure out how to make a living and provide and care for our families. I honestly don't even know that any of you are actually reading this, but I truly hope you do and understand that we are real people that these bills affect. Please take into consideration the folks these bills are negatively affecting and **PLEASE VOTE NO.**

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.

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.

Please vote NO to all three of these bills.

Brandon McSwain

Live Event Producer / Singer/Songwriter

733 Joseph Ave
Nashville, TN 37207
Phone- 704-842-3888

Official Website: www.brandonmcswain.com

MUSIC: brandonmcswain.bandcamp.com

Connect with me:

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www.twitter.com/brandonmcswain

www.instagram.com/brandondmcswain

From: [Elysia Skye](#)
To: [Planning Commissioners](#)
Subject: Please Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111 our family livelihood depends on it
Date: Wednesday, January 15, 2020 12:59:28 PM

Hello, my name is Elysia Musmecci, resident at 905 Free Silver Rd, Nashville, TN 37207.

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.

With Gratitude,

Elysia, Kalen, Barnaby, Preston, Alistar and O'Malley Musmecci

905 Free Silver Rd, Nashville, TN 37207

From: [Sarah Dargie](#)
To: [Planning Commissioners](#)
Subject: VOTE NO - Bill BL2019-111, Bill BL2019-79, Bill BL2019-78
Date: Wednesday, January 15, 2020 1:39:30 PM

Dear Councilmembers and Planning Commission,

I am writing to ask you to please **VOTE NO** on the following three bills:

- 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.

Again, please vote NO to all three of these bills.

These bills are a direct attack on Nashville property owner rights and they will have negative impacts to our economy overall.

As a realtor, I fear that these bills (or any other similar bills that would further restrict property owner rights) could devastate an otherwise healthy housing market. These bills would negatively impact property resale values for properties that currently complies with STR zoning and permitting rules (both NOO and Owner Occupied).

Furthermore, on a more personal account, my husband and I own a historic home in Lockeland Springs that is zoned as a duplex, and is our primary residence. Our home has a second floor apartment that we have professionally managed as a short term rental. We take pride in our home, and our neighborhood, and we demand the same from our guests. We are sure to educate all guests in advance of the rules and expectations, and so they are simply not a disruption to our wonderful residential neighborhood. These bills directly threaten our personal property rights, and would have a negative impact on us financially. The ability to responsibly operate a STR within our primary residence has afforded us the opportunity to purchase and comfortably live in our home. Think of how many more Nashville homeowners are in our shoes.

We've hosted songwriters, musicians, and creatives who are traveling to Nashville on business, many of whom would not be able to afford a hotel room with a similar commute to their business obligations. We have hosted mothers, fathers, cousins and other family members of fellow Nashvillians who may not have the space to personally host their family, but still want them to stay close by. We have hosted reunion weekends for groups of friends who prefer shared accommodations with a living space, to catch up and enjoy each others company. These tourists are not looking to stay in hotels. These types of tourists crave a more local and

unique experience than they can get in a hotel; an experience I am proud our city is able to provide.

In summary, please stand in support of the 5,878 tax paying and contributing STR property owners and protect our local housing market but **VOTING NO** on the above stated bills.

Thank you for your time.

Sarah Dargie Willis

Realtor, Buyer Specialist

Benchmark Realty, LLC | 615.432.2919

ACRE | 615.891.2659

cell | 860.883.0871

Sarah.ACREstate.com

Follow ACRE on [Facebook](#) , [Instagram](#) & [Twitter](#)

From: [Matt Marcus](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:47:34 PM

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

This is Matt Marcus I am a realtor with Parks and Nashville citizen for nearly a decade and these bills would severely cripple our economy.

I am in 100 % opposition to all of these bills. Vote No!

Sent from iPhone - please excuse any typos from this tiny screen

Matt Marcus
T: (615)2892519
E: Mattmarcus@parksathome.com

Matt Marcus
T: (908)-763-6068
E: Matthew.Marcus4@icloud.com

From: [Matthew Ford](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:47:33 PM

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

Matthew Cannon Ford
(865) 963-5163

From: [Melanie Birchfield](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:32:26 PM

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

Eliminating the STR's will impact many homeowners' ability to afford their homes.

Please note the statistics regarding the fact that only .2% of police calls/complaints are related to STR's

102 Lauderdale Road

Melanie Birchfield
404.668.4318
Mcebirchfield@gmail.com

From: [Paul Martin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:22:42 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.

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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.

Paul Martin
1011 15th Ave S

From: [Cristina Wheeler](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:18:54 PM

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

Thank you!!

Cristina Wheeler
REALTOR® Lic#347183
Parks in the Gulch
311 12th Ave S
Nashville, TN 37203
(C) 310.855.4301

From: [Roberto Cocco Jr.](#)
To: [Planning Commissioners](#)
Subject: District 5 resident
Date: Wednesday, January 15, 2020 2:15:54 PM

Good afternoon, my name is Roberto Cocco Jr. and I live at 1021 N 2nd st. Nashville Tn 37207. This is in district 5, I am writing you to ask you to vote NO on BL2019-78 and BL2019-79.

If this Bill passes it might greatly affect my ability to provide money for my family as a stay at home dad. My wife and I are in the process of building a DADU and are just about to be done with the build. Our plan is to Airbnb the above apartment to supplement our income and bring in extra revenue that we lost when I stopped working to stay home with our children. We would also use the extra revenue to pay off the 100k loan we borrowed from the bank to build the DADU.

If this Bill passes and we are not able to get a permit to Airbnb the above apartment, this will be a devastating blow to my family and our finances. We are working class folks that are just trying to make a honest days living and trying to raise our children to be honest, hard working and compassionate. It is extremely hard in this day and age to work and raise your children and spend time with them. It was extremely hard for my family when I was working, that is for sure. Staying home has opened up a whole new world for us to be able to spend weekends together, holidays and just time together over all. Precious time which we so desperately wanted, but had non of when I worked. We were just feeling like we might be able to finally get ahead a little, after working really hard to get to where we are currently.

I'm asking that you Please vote NO, families depend on this income. My family is depending on the board to make the right decision so that we can be prosperous and move our family up and ahead in life. Thank you

Best,

Roberto Cocco Jr.

From: [Terrance Sawchuk](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:14:10 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: [Daniela Lewis](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:02:58 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.

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.

My address is 504B Acklen Park Dr, Nashville TN 37205

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

Daniela Lewis

Sent from my iPhone

From: [Adam Lynn](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:56:06 PM

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

From: [Austin Wyrick](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:51:48 PM

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

Sent from my iPhone

From: [Meg Wicks](#)
To: [Planning Commissioners](#); [Sledge, Colby \(Council Member\)](#)
Subject: Please vote NO on BL2019-79
Date: Wednesday, January 15, 2020 1:48:04 PM

I'm writing as a small business owner, mother, long-time Nashville resident, active 12th South neighborhood member, and deeply irritated citizen regarding BL2019-79, sponsored by Freddie O'Connell.

My family and I rent out an apartment above our garage as a short-term rental unit, and it has become an important income channel for us. We have strictly followed all laws and taxations relevant to its use. While we can support one of the other Short-Term Rental bills up for a vote tomorrow (namely, the one sponsored by Colby Sledge), BL2019-79 would keep us from listing our unit in a way considered correct on industry sites. The garage is in the back yard of our house where we live full-time. It is, however, a stand-alone DADU, and we should be able to list it as a "whole house" for rent. This bill would prevent that, and have a negative impact on our ability to adequately rent out the space.

As people who regularly stay in short-term rental units when we travel, we've never seen this kind of imposition placed on people in our position in other cities, and can't understand why our Metro Council would overstep property rights in such an egregious way. If this bill passes, we will be banding with others in our area to file a class-action suit to remedy all implicit fiduciary damages.

Sincerely—

-Meg Wicks

From: [jennifer.martin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:47:48 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.

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.

Cordially,
Jennifer Martin

From: [Kristie Gogo](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 1:47:33 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: [Adam Brown](#)
To: [Planning Commissioners](#)
Subject: Proposed Bills 111, 79, 78 - Vote NO To Protect Nashville Homeowners like Me!
Date: Wednesday, January 15, 2020 1:44:20 PM

Hello,

I'm reaching out to voice my concern over the bills (2019 -111, 79, and 78) making their way through the planning commission at the moment and in support of short term rentals.

All three bills represent an assault on law abiding home owners who are, in various capacities, renting their property as a short term rental. While there are legitimate concerns in Nashville and beyond about short term rentals, these bills do nothing to resolve them, adding additional regulation where none is required while punishing home owners who operate within the confines of the law. I will personally, along with other homeowners and community members I know, be negatively and immediately affected should they pass.

I'm urging the planning commission to vote NO on all three bills. There are many important issues the city can focus on as Nashville continues to evolve as a dynamic place I'm proud to call home - this is not one of them.

Thank you

Home address: 1114 11th Ave Nashville TN, 37208

From: [Michelle McGowen](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 2:51:02 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.

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.

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.

Sincerely,

Michelle McGowen

From: [Gary Peters](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:24:15 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.

-GP

From: [Mark McGinley](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:21:15 PM

Dear members of the Planning Commission,

I urge you to please vote **NO** on Bills BL2019-78, BL2019-79, and BL2019-111.

My primary purpose in writing is to oppose Bill BL2019-78 (the “Bill”), which seeks to restrict non-owner occupied short-term rentals (“STRs”) from being within 100 feet of a church, school, daycare, or park.

This Bill sends a terrible message to the people who choose to stay at STRs when they visit our city. Through this Bill, we’re telling these people that they’re so noxious, so harmful to our communities, that we don’t want them staying within 100 feet of where our children play and go to school. Such a message is repulsive, and totally contrary to the way most Nashvillians feel about our guests and visitors. We should be encouraging these people to visit Nashville, not subjecting them to the same type of distance requirements typically reserved for sex shops, liquor stores, and registered sex offenders.

The fact is, the vast majority of STR occupants are quiet and respectful during their trips to our town. This fact is borne out by the incredibly low number of documented STR complaints relative to the millions of annual STR stays in Nashville. The people who stay at STRs also patronize our stores and restaurants, helping to sustain a thriving local economy. These people also visit our museums and attend our concerts, which has helped fuel Nashville’s rise to one of the US’s premier cultural destinations. These folks also contribute a significant amount of badly-need funds to Nashville’s coffers through the myriad of taxes and fees assessed against STR revenues.

The tax revenues generated by STRs are significant. From our analysis of data collected by the city, we estimate that Nashville takes in approximately \$28,000,000 per year in STR taxes and permit fees—and that figure doesn’t even reflect all of the additional cash these STR guests are pumping into our local economy during their stays. Taking steps to reduce these revenues—especially considering the precarious state of Nashville’s finances—is patently irresponsible.

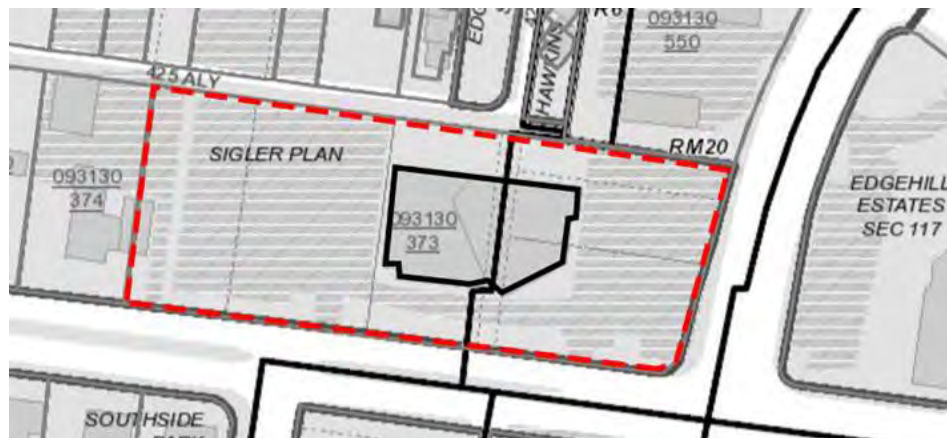
This irresponsibility is especially glaring given the total absence of evidence showing the impact this Bill would have on STRs, including those currently in existence and those still in development. We have no idea how many STRs (and the tax revenues associated therewith) we would lose if this Bill gets approved. At an absolute bare minimum, the Commission needs to understand the impact this Bill would have on the STRs currently operating and those in development before it can have a serious debate on the Bill’s merits. Anything less is a dereliction of this Commission’s duty to responsible governance.

What’s more, there is no data to support the notion that STRs located within 100’ of a school, church, daycare, or park have higher incidences of complaints or are generally more problematic than STRs located outside of that distance requirement. It’s also worth noting that most STR complaints (specifically noise, partying, etc.) occur late at night, at which time the schools, churches, daycares and parks this Bill purports to protect are closed! Even if this Bill were to pass, its intended beneficiaries wouldn’t be around to notice.

Again, given the significant contribution STRs make to our city’s finances and to our local economy, it is imperative—**imperative**—that the Commission have the requisite data to make an informed decision on this Bill. The Commission should defer this Bill until it has had time to study and determine its effects.

Next, I take issue with Staff's recommended substitution regarding the proposed method of measurement as set out in the Bill. The Bill mandates measuring from the closest point of the building containing the church/school/daycare to the closet point of the dwelling unit containing the STR. For expediency, Staff has recommended substituting this method of measurement for one in which the measurement is done property line to property line. This change represents a major expansion of the Bill's proposed radius restriction, and a significant deviation from the regulations this Bill is based on (specifically, the beer permit location restrictions found in Metropolitan Code of Laws Section 7.08.090.3, which specify measurement requirements identical to those found in the original version of the Bill).

Many churches and schools are on very large parcels, often containing large distances between the church or school and its property lines. To use a local example, take the Greater Bethel AME Church located at 1300 South Street, at the intersection of South Street and 12th Avenue South. The parcel on which this church is situated measures approximately 500' long by 200' wide. The building housing the church sits approximately 230' from its western property line, 120' from its eastern property line, 40' from its northern property line, and 55' from its southern property line, as roughly shown by the dashed red line in the image below.



Under the original Bill, this church would pose no threats to any STRs to its west or east, as the building housing the church sits more than 100' away from its western and eastern property lines. Further, any STRs south of the church would have nothing to fear, as the distance requirement would only have extended an additional 45 feet from the church's southern property line (which in this case occupied entirely by the South Street roadway). For this church, the only STR properties that could have possibly been affected by the original Bill's distance requirement are those that lie within 60' of a specific, 180' long stretch of the church's northern property line. At present, there appears to be only two dwelling units that reside within this radius (1213 B & 1201 Hawkins Street, for reference). Accordingly, the impact of the original Bill on neighbors of this church is very limited, with the only two buildings affected being those within 100' of the building in which the church is located. The area covered by the original distance requirement is roughly shown in blue in the image below.



Now, let's contrast the method of measurement in the original Bill with Staff's substituted method of measurement. Under the substituted method, the distance restriction extends 100' from each property line, and as a result **17 parcels** in all directions of the church have been encumbered. And because the measurement runs property line to property line, **all parts** of the affected parcels are now 100% prohibited from hosting STRs, as opposed to just those parts of the parcels that are within 100' of the building containing the church. The enlarged distance requirement created by Staff's proposed substitution is shown in green in the image below.



Did Staff intend to create this dramatically enlarged distance requirement? Is such an enlarged distance requirement in keeping with the intent of the Bill? Should the entirety of a parcel located, at its closest point, over 200' from a church have its ability to host STRs permanently removed, as the above example would suggest? I would answer all questions in the negative. And note that more examples of the consequences of this enlarged distance requirement can be just as easily found in many of Nashville's schools, and even its daycare centers located in large shopping centers.

I posit that in a misplaced search for expediency, Staff has dramatically increased the impact of this Bill with no discernable benefit to the churches, schools, daycare centers, and parks it purportedly protects. Commission should accordingly strike Staff's substitution and restore the original method of measurement, which seems to be working perfectly well under the beer permit location restriction regulations on which the Bill was based.

Finally, I take issue with the lack of protection this Bill affords to those who currently own STRs or are developing STRs within the Bill's distance requirement. In August of 2019, when Council stripped STRs from the RM zoning districts, we were told that there would be no more STR regulatory bills forthcoming. This, the councilmen and councilwomen said, "was it". Now, here we are three months into the new council's term and already three different STR restriction bills are before this Commission. The constant drip, drip, drip of these STR bills is becoming farcical, and is doing real harm to Nashville's reputation as a business-friendly market in which to invest.

At the minimum, the Commission should not approve any of the STR bills on the agenda—or any future STR bills in general—unless those STR bills contain exemptions for existing STRs and STRs that are in the development pipeline. This was found to be a fair compromise in the bill that struck STRs from RM zoned

districts, and should be set as precedent for any bill that seeks to increase the existing restrictions on STRs. To do less would unfairly and arbitrarily penalize the investors and developers who made good-faith investments in the Nashville under reasonable assumption that the relevant laws would not be changed mid-stream.

In sum, I ask that the Commission reject the Bill as it does not seek to solve any actual problems. In the alternative, I ask that the Commission defer approval of the Bill until such time as it can collect and analyze the evidence required to ascertain the Bill's impact on existing STRs and those under development, and whether the resulting blow to Nashville's budget and economy is worth the potential reduction in community STRs complaints.

I sincerely appreciate your consideration of my thoughts.

Best regards,

Mark McGinley

From: [Parker Brown](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:19:57 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: [Pruitt Coffey](#)
To: [Planning Commissioners](#)
Subject: Please Vote no on Bills STR Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:55:14 PM

Members of the Planning Commission,

I reside at 1016 Mansfield Street in East Nashville, am a current owner occupied STR and I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and in support of short term rentals, 2 of which would directly impact me. My concerns are as follows:

BL2019-111: The question I have, and that you should ask yourself is who does this bill serve? To me it looks like this bill is serving a hotel industry that doesn't want to give up their piece of the pie and instead wants to put a stop to other innovative ways of serving customers instead of keeping up with changes in their field. While this does not directly impact me (yet), I think it is a disservice to potential tourists and visitors we have to stifle their options in what accommodations they choose. Why punish entrepreneurs and innovators? There is enough business for everyone to go a round and then some in this community. Also, 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: This bill would directly impact me. When my husband and I first started to Airbnb our home we actually really did need the money. We would put it towards bills or paying off debt. That is not so much the case now, and we only rent when we are out of town, but some homeowners rely on owner occupied STR's to make their mortgage and pay their bills. These **property owners** are using the property that **they own** in a way **they choose** (obviously within reason, and I think that letting someone stay in your home while you are gone is within reason of society). 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. 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 as I mentioned before, may impact their ability to afford keeping their home here in Nashville.

BL2019-78: This one also directly impacts me because our home is right behind a school. 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.

On a final note we currently have 6 STRs that I can think of on our street, and I can honestly say that they have improved our street and our property value. There is such a negative connotation to Airbnb's as wild party houses, but we have 2 directly across from us and we have never had a problem (the party people are at the bars on Broadway if they want to party). These property owners have improved their properties to be able to rent helping to clean up our street and in turn made our city better!

I always appreciate the work that a public servant does and know it's a tough job, but I ask that you serve the residents of Nashville and not hotel corporations and to please vote NO to all three of these bills.

Thank you for your time,

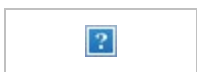
Pruitt Holmes Coffey

RE/MAX Choice Properties

Office: (615) 227-1514

Cell: (615) 260-7937

pruithcoffey@gmail.com



REBAC Accredited Buyers Representative

THDA-Approved REALTOR

I love getting referrals! Let me know if there is anyone you know I can help with any of their real estate needs!



Sender notified by

[Mailtrack](#)

From: [Nicole Steen](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:48:32 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. This will affect my upcoming contract to purchase our next home.

Thank you,
Nicole Steen

Future Owner of:
1631 54th Ave N.
Nashville, TN 37209

--

Nicole Steen
Nashville Sports Leagues
615-823-5205 (o)
nashville@playrecsports.com (e)

Get connected with NSL on Twitter for weather updates, contests, breaking news and more. Have an account that we should follow? We want to hear from you ... tweet @nslsports and let us know!

From: [Crystal Gans](#)
To: [Planning Commissioners](#)
Subject: Please vote NO to BL2019-111, 79, 78
Date: Wednesday, January 15, 2020 3:45:07 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.

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,
Crystal Gans
125 Eastmoreland St.
Nashville, TN 37207

From: [Devin Mueller](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:40:22 PM

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

Thank you!

From: [Joseph Yannotta](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:38:11 PM

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

Sent from my Verizon, Samsung Galaxy smartphone

From: [ashley reeves](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:37:49 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.

Ashley Reeves
89 Elberta Street
Nashville, TN 37210
Sent from my iPhone

From: [John Hays](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:29:35 PM

Members of the Planning Commission,

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. Part of the draw for tourists of Music City is the ability to rent STR. These bills will restrict STRs in properly zoned areas. Please vote NO.

Sincerely,

John Hays
710 Melpark Drive
Nashville, Tennessee

From: [Tom Keesee](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Wednesday, January 15, 2020 3:28:35 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.

My name is Tom Keesee

I live at 1101 North 8th Street Nashville Tennessee 37207

I am also very concerned because I and my neighbors supplement our incomes with Airbnb.

Additionally, our home values have increased greatly because we have Dadus that have the potential for Airbnb. This decision would affect our property values.

We haven't had any incidents regarding our airbnbs. We are responsible business owners. Our properties our owner occupied. this bill would affect the way that we could market our properties because we wouldn't be able to show the houses as being able to rent the entire house.

I am my neighbors just don't understand what's the advantage of this bill. Just seems like it would only help the hotel industry!

Thanks

Tom Keese

From: [Alex Craft](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:17:46 PM

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.

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Please vote NO to all three of these bills.

As someone that rents out their entire home when i'm away on tour this could significantly impact my ability to continue to tour for a living. In my role as a tour representative for non-profit organizations i have the honor and privilege of touring with some of my favorite artists in an effort to encourage people at concerts to sponsor children in third world countries. This helps their entire community become self-sufficient and gain access to things like clean water, food, education and may more benefits. I'm very passionate about this and one reason I'm able to tour for NGO's and not make a whole lot of money doing so in large part because of my income from renting out my home.

I'm so passionate about the work that i get to do, so much so that my AirBNB is an STR with an important and distinct difference. i use some of my profits from it to continue to sponsor some children myself in 3rd world nations so every group that stays in my home knows that they're changing the world by booking my Hope House Nashville AirBNB. I also have a booth set up in my dining room where my STR guests can pick out a child of their very own to sponsor and I have partnerships with local businesses such as The Well Coffeeshop, Red Bicycle, and Chick-fil-A. Each business has generously donated a gift card to each group that books my place and so the hope is that they'll receive more business by the entire group visiting their establishment when they're visiting Nashville.

I have received 0 complaints from my neighbors while renting out my home and in fact they support my desire to make a difference through my STR. Actually, one of my neighbors sponsors a child through one of the NGO's i support and work for. :) I encourage them regularly to let me know if there are any issues whatsoever and so far no problems at all.

Thank you for reading this message and don't be afraid to reach out with any questions at all. I, along with some very kind friends of mine, poured our money, time, blood, sweat, tears, hearts and souls into making my home an STR with a purpose..to help those less fortunate and educate others as to how they can get involved. This was a project that I was dreaming up for the last several years and actually purchased my home in April with the specific intention to create Hope House Nashville. Please vote no so that I may continue to see this dream fulfilled and have it reach it's full potential to help the vulnerable as well as even local businesses that are benefitting from the partnership.

my address is:

3002 wingate avenue Nashville, TN 37211

Alex Craft

248-302-8854

From: [Graham Gordon](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 3:04:39 PM

Hello Planning Commission,

My name is Graham Gordon, and I live at 91 Elberta Street in Woodbine (16th district). I bought the house (my first!) in May of 2019 and have been so happy with the move and the location. One strategy I developed to help me pay part of my mortgage and the expenses of homeownership was to Airbnb my house for a weekend or two a month. This has been a success so far, and I have enjoyed hosting visitors and sharing/recommending my favorite Nashville things with them. The bills up for vote (particularly BL2019-79) would severely restrict my ability to rent out my house, and I hope you consider the needs and experiences of folks like me when it is time to vote. Please vote no.

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.

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

Graham Gordon

From: [Melodie McSwain](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:31:04 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.

To begin, a bit of background - I previously had an owner-occupied permit for my home at 711 Joseph Avenue. We followed all regulations for the permit and never had any complaints, and my permit was cancelled with no due process. We followed the rules, and the extra income from short term rentals allowed me to have additional income that I would have never been able to access otherwise. I understand that Nashville residents don't want their city overtaken by large investors, but stripping away the rights of individual homeowners to rent out their homes for extra income is not the way to go about it. Renting out a basement or apartment on your property, or your home while you are not using it, allows the average american, the average person, to access additional and needed income that would never be accessible otherwise. The large investors won't be touched by these regulations. They are the ones that have the cash to go in and buy up entire blocks and buildings. The person these regulations hurt is the average citizen and taxpayer. Many complain of affordable housing, yet the way many Nashville citizens with transient lifestyles afford their housing, is through the ability to bring in extra income from their homes. There will still be major investors with deep pockets buying up available real estate and turning it into expensive rentals; attacking the average person does nothing but just that - it keeps down the average person. In addition, Nashville will be more overrun with outside investors and huge short term rental complexes with less competition from individual homeowners. Maybe that's what the actual goal is, maybe there are alliances we don't see, because ultimately these regulations benefit the already rich, not your average citizen. In addition, the decrease in property values when individuals who could only afford their homes due to being able to rent out all or a portion of their property, are no longer able to do so. This will force many individuals to sell and decrease property values for all in the area.

Additional concerns for each individual bill 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.

There are ways to enforce short term rental compliance without punishing those who follow the rules. There are ways to preserve neighborhoods without hurting the average person. Many steps that could have been taken have been skipped. Instead of these intensely restrictive regulations that strip away personal freedom, why not start with outlining a percentage of days in a month or a year that a home can be rented out and still considered "owner-occupied"? I know you are all trying to do what's best for your citizens, but this is just not it.

Please vote NO to all three of these bills.

Sincerely,

Melodie McSwain

melodie.mcswain@gmail.com

711 Joseph Avenue
Nashville, TN 37207

From: [Carolyn McMurray](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 5:22:49 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.

Carolyn McMurray
3105 Ballenger Dr
Nolensville, TN 37135

Carolyn McMurray, Realtor (License #342093)
The HOMGroup
615-440-8722
Cemcmurrayking@gmail.com

From: [Tony Dowdican](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 5:21:55 PM

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

I DISAGREE WITH LIMITING AND RESTRICTING MY PROPERTY RIGHTS!

I submit my NO vote against all three of these ludicrous bills that seek to tell me and other homeowners what they can do with their own property.

Thank you

6003 Pennsylvania, Nashville, TN. 37209

From: [Matt Hudson](#)
To: [Planning Commissioners](#)
Cc: [Planning Commissioners](#)
Subject: Re: Vote NO on Bills BL2019-78, BL2019-79, and BL2019-111
Date: Wednesday, January 15, 2020 5:14:29 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 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.

MattHudson
6154824296

From: [Helena Capps](#)
To: [Planning Commissioners](#)
Subject: Short term rentals
Date: Wednesday, January 15, 2020 5:00:53 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.

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Please vote NO to all three of these bills.

Thanks,

Helena Capps
1518 Holly Street
Nashville, TN 37206

From: [Rose Farrell](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Wednesday, January 15, 2020 4:51:00 PM

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

From: [Laura Ringger Hudson](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, and BL2019-111
Date: Wednesday, January 15, 2020 4:50:48 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 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.

Thank you -
Laura Ringger
1407 Eastland Ave, Nashville, TN 37206

From: [Steez Analytics, LLC](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:48:43 PM

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

Short Term Rentals help the Economy and Small Business Owners! We need Sensible Regulation, NOT Market Severance!

From: [Joseph Kaskie](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:42:38 PM

To whom it may concern:

I am writing in opposition to the following 3 bills: BL2019-111, 79, 78, and to voice 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.

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.

Sincerely,
Joe Kaskie
884 Kipling Drive

From: [Daniel Bechman](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:39:55 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.

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Please vote NO to all three of these bills.

From: [Krystle Tuggle](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 4:31:22 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.

My address is 1014 Kirby Dr. Nashville TN 37217

Thank you,

Krystle Tuggle

From: [Clint Webb](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 5:27:42 PM

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

Clint Webb

From: [Holly Parks](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:03:23 PM

I am a Nashville homeowner with an active short term rental permit. I bought my house 2 years ago with the intent of using the entire upstairs for short term rental. After a year spent investing time, expense, and effort into building a separate entrance, getting it up to code and permit standards, and furnishing the apartment, it now supplements my mortgage each month and I, along with others, cannot afford to keep my house without the short term rental.

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

BL2019-111: There is very little in the way of clean, safe hotels in my area south of Woodbine, and short term rentals provide an alternative to visitors looking for somewhere to stay close to the airport and tourists who can't afford hotel accommodations in downtown Nashville. 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.

BL2019-79: As a single woman who lives alone and depends on STR income to pay my mortgage each month, the entrance to my upstairs apartment provides an extra measure of safety and security as guests come and go, sometimes checking in late at night. The homes with separate entrances to rental spaces can be considered "whole home" rentals on short-term rental listing platforms and would no longer be allowed under the new law. This bill would no longer allow many to continue renting short term, which impacts their ability to keep our homes here in Nashville.

BL2019-78: The income from my STR enables me to better keep up the exterior of my home and property in addition to helping me pay my mortgage each month. My guests are primarily quiet couples and all park onsite. 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,
Holly Parks
4905 Hopedale Dr, Nashville, TN 37211

From: [Cheri Nascimento](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 7:51:23 PM

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

Sent from my iPhone

From: [Shannon Porter](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 7:33:03 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.

Shannon Porter
6825 Chatterton Drive
College Grove, TN 37046

From: [Brady Toops](#)
To: [Planning Commissioners](#)
Subject: PLEASE Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 7:15:33 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. Please vote no to these bills. My concerns are as follows:

As a musician who supplements his income through short term rentals while also making music this would greatly hinder my ability to both create music as well as make a living in this city. Furthermore, I love showing the same hospitality to Airbnb guests that I received when I first showed up to Nashville. It's one of my favorite things this city has to offer and unique to so many other places. As a personal Airbnb host, I'm able to increase the experience of so many people on a personal level which ends up helping them fall in the love with the city I fell in love with. Why is there so much resistance with proposed bills fighting something that is so valuable to me and so many others?

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!

-Brady Toops

<http://bradytoops.com>

From: [920 Allen](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:59:26 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.

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.

PJ Ehsani
920 Allen Rd
Nashville TN 3721;

Sent from my iPhone

From: [Victoria Woodard](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79,
Date: Wednesday, January 15, 2020 6:51:26 PM

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

Victoria Woodard
1025 Dickerson Pike
Nashville, TN 37207

From: [Michael Fierro](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:47:55 PM

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

[Sent from Yahoo Mail on Android](#)

From: [Sharon Graham](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:42:59 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111.
Sent from [Mail](#) for Windows 10

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.

Sharon Graham
Homeowner, Davidson County

From: [Heil, Christine](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:42:34 PM

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

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From: [Davina Kraeger](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:40:23 PM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. The attacks on law abiding citizens must stop. The city needs to focus on laws already on the books and/or based around safety.

Best,

Davina Kraeger
1012A 11th Ave N

From: [Barbara Culligan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 6:16:06 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: I bought my house specifically because it has a one bedroom with a separate entrance. This would all be considered a "whole home" rental 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,

Barbara and Pat Culligan
1211B Sigler Street
Nashville, TN
37203

From: [Sylvia Giannitrapani](#)
To: [Planning Commissioners](#); [Council Members](#); [Benedict, Emily \(Council Member\)](#)
Subject: Please vote "No" on all 3 short term rental bills...
Date: Wednesday, January 15, 2020 8:34:36 PM

Hi there,

I am hoping that you vote "No" on all 3 short term rental bills before you tomorrow. I am a realtor and my husband is a professional musician. While we do not personally have any short term rental properties, many of our creative friends do. It gives them the ability to afford to still live in this city which has become less and less affordable. Additionally, one of the reasons that folks move here and visit here is because of the strong creative community here. We personally have tons of friends who visit and like to stay in short term rentals because they get a more "authentic" and affordable experience there than in a chain hotel. While I am not a supporter of the potential "party" situations that have happened in the past at some short term rental properties, I am a huge supporter of the way that short term rental has shown the friendly face of Nashville to visitors and has enhanced our city economically. I have seen numbers that look pretty amazing regarding the positive impact of short term rental in our city.

As a realtor, I have clients who are independent contractors and love the potential of being able to rent a room, an inlaw suite or a back cottage out in order offset income that is not the same week to week. It gives them the ability to live in all neighborhoods where they can enrich their communities. Are these bills being introduced because of hotel industry lobbying? Keep in mind that the potential revenue that would be lost from short term rentals wouldn't necessarily get shifted over to the hotels. Many travelers are simply not interested in the hotel experience and will just go elsewhere.

And I agree with what is being said below....

Your neighbors in Inglewood, Sylvia Giannitrapani and Bryan Owings

Cheers!

615-424-6981 (c)
615-369-3278 (o)
SYLVIA Giannitrapani
Realtor
CRS, GRI, CNE, ASP
VILLAGE REAL ESTATE

www.SYLVIAgiannitrapani.com

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: [Ashlin Hamilton](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 10:34:54 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.

From: [Paul Ziady](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 10:32:34 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.

Paul M. Ziady
Partner – P&P Development, LLC
Realtor® -Tarkington & Harwell Realtors®,LLC
[615-456-8239](tel:6154568239) (cell)
[615-244-7503](tel:6152447503) (office)

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From: [Andrew Mansour](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 10:05:27 AM

Hi all,

This Bill would greatly impact the investment I've made into my property bettering our community. I've worked very hard to make this STRP a reality, and to provide my family with extra income. People like myself are not "fat cat" Landlords, we're ordinary citizens actively creating a better life for ourselves. There is nothing wrong with free people creating a freeing life.

Thanks you, & Please Vote "NO"

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

Sent from my iPhone

From: [Andrew Tilghman](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 10:00:49 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.

From: [Alice Sullivan](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 9:26:05 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.

--

Alice Sullivan
Ghostwriter

www.alicesullivan.com

alice@alicesullivan.com

(615) 406-5683

From: [Craig Freiberg](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 8:58:01 AM

Please vote NO on bills BL2019-78, BL2019-79, and BL2019-111. Property rights need to be upheld. Please find other ways to occupy Metro's time and your time since we don't have a balanced budget.

Best,

Dr. Craig Freiberg

From: [Matthew Golitz](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 7:02:29 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.

Matthew Golitz
1202 Riverwood Dr
Nashville, TN 37216

From: [Amanda Gleaton](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Thursday, January 16, 2020 6:32:30 AM

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. 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,

Amanda Gleaton
Homeowner
1201 Meridian St
Nashville, TN 37207

From: [shannon.peck](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 11:53:11 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.

My name is Shannon Peck, and I live @ 1101 North 8th Street

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

Please vote NO to all three of these bills.

My name is Shannon Peck and I live that.

1101 North 8th Street Nashville, TN 37207

Sent from my iPhone

From: [Barby Todd](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 10:11:43 PM

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

From: [Kelsie Laughlin](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:46:20 PM

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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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I personally travel often for work and for fun. I often rent out my home and actually like that someone is in it rather than it being unoccupied the entire time I'm gone. It's a second means of income and I have had ZERO issues. My neighbors have told me that everyone who's stayed is lovely and respectful. Do not pass this bill. STR's are ultimately helping our city grow and it brings in a TON of revenue to the city when visitors utilize the STR's. As an example, Every time iiii travel to other cities, the first thing I look at is Air bnb. If I didn't have that option, I honestly don't know that I would visit. I like being able to visit with groups at an affordable price, and that's what STR's allow. Do not pass this bill. We're ultimately making the city more money...let it be.

Please vote NO to all three of these bills.

Kelsie Laughlin
1704 Nubell Street Nashville, TN 37208

Sent from my iPhone

From: [Frances Lin Blauvelt](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 9:27:56 PM

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

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Please vote NO to all three of these bills. Thank you.

Frances Blauvelt

970 1st Ave N.

From: [Carol Murdock](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:56:43 PM

These bills are overly restrictive and limiting the ability of property owners to utilize their own homes. I'm shocked that in Nashville where we have rapid growth the planning commission would oppressively limit the growth of its home owners. STRs do not compete with hotels and this is basically designed to hurt small business owners and middle income households from earning extra money.

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

Carol Murdock
1001 Balmoral Drive
Nashville, TN. 37220

Sent from my iPhone

From: [Eric Brasher](#)
To: [Planning Commissioners](#)
Subject: BL2019-111 & BL2019-79
Date: Wednesday, January 15, 2020 8:56:21 PM

I am writing in opposition to both bills stated and even the third bill regulating distance requirements for short term rentals.

My main concern following ALL short term bills is the lack of financial feasibility impact on a micro and macro level. Who has stress tested our economy and draw when altering places to stay? To begin, while there were multiple bills that were just passed last year we (Nashville) haven't even had a chance to record the financial impact of the changes. Let's face it, Nashville is an international destination and is still posturing to be a growing destination with the airport expansion, added routes, etc. Nashville would not be what it is and what it's becoming with tourism. So why attempt to damage that? Once it's affected and people go somewhere else it will be gone.

While already being in a financial challenge why would it make sense to cut back short term taxes and guest spending? I see this putting us further in the red with no other option than to raise taxes. I can guarantee that I would move due to the fact of lack of due diligence resulting in costing my family more.

Even the push on owner-occupied restrictions. Why? For what? Once you start manipulating people's property rights it will only be a matter of time before lawsuits happen. Large lawsuits. Which would end Nashville further in the red.

So overall, I guess I'm just perplexed why there is such a push without any due diligence of financial impact. If a study is done to find no affect, I believe it would be set the table for a discussion with facts opposed to emotional reactions.

All due respect,
Eric Brasher
318 Vaughn St, Nashville, TN 37207

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Regards,

Eric Brasher
707-235-8314

From: [Cory Mason](#)
To: [Planning Commissioners](#)
Subject: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111
Date: Wednesday, January 15, 2020 8:35:26 PM

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Cory Mason
17C Fern Ave
Nashville, TN 37207