

**From:** [Charlotte Cooper](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Angie E. Henderson](#); [O'Connell, Freddie \(Council Member\)](#); [Sledge, Colby \(Council Member\)](#); [Parker, Sean \(Council Member\)](#)  
**Subject:** Short-term rental text amendments (Items 11, 12 and 13)  
**Date:** Thursday, January 16, 2020 10:08:12 AM

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Dear Commissioners:

After reviewing the agenda for today's meeting, **I urge you to approve**

**Item 11, Text Amendment 2020Z-001TX-001 STRP Distance Requirement**, submitted by Councilman Colby Sledge. Due to the unsuitable conduct of many transients renting short-term rentals, we need to insure that individuals, especially children, are not exposed to this unsuitable behavior.

**Item 12, Text Amendment 2020Z-002TX-001, Owner-Occupied Short Term Rentals**, submitted by Councilman Freddie O'Connell. Please approve this amendment as submitted, not the staff substitute amendment. As I remember the original intent of owner-occupied was for the owner of the property to be able to rent out a room or two to make some extra money. Leaving a property completely unattended flies in the face of the original intent. I believe if a property owner obtains an owner-occupied permit, he or she should be onsite the entire time the property is used as a short-term rental. Otherwise, it is used as a non-owner occupied short-term rental. Not good.

**Item 13, Text Amendment 2020fZ-003TX-001, NS Districts**, submitted by Councilman Sean Parker. I always thought the intent of R and RS zoning districts (districts strictly for residential housing) was to keep businesses out of residential neighborhoods. Short-term rentals are not residential housing, they are for traveling transients. Councilwoman Allen's initial ordinance to allow short-term rentals in R and RS neighborhoods introduced these commercial type businesses into our residential neighborhoods, and the State legislature pre-empted Metro's later attempt to rid R and RS neighborhoods of these uncontrollable businesses. It seems a shame that we now have to consider a new NS zoning district to keep them out, but if this is the only way, so be it.

Thank you for your time and consideration.

Charlotte S. Cooper  
3409 Trimble Road  
District 34

**From:** [Winnie Forrester](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Support STRP agenda items #11, #12 and #13 (without the staff substitute on #12)  
**Date:** Wednesday, January 15, 2020 9:05:06 PM

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Dear Planning Commissioners,

I support all three STRP changes as the city continues to fine-tune restrictions on STRPs. I have some concern about the substitute on #12, and think it's best to include the provision to prohibit owners from being away from the home for more than 15 hours. This amendment closes a huge loophole with so-called owner-occupied STRs that never really reside in the home to begin with or they leave their home every weekend in order to rent them out.

Thanks,  
Winnie Forrester  
2611 Shreeve Lane  
Nashville, TN 37207

**From:** [Jeanee Seals](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Support for Items 11, 12, and 13 relating to STRs  
**Date:** Wednesday, January 15, 2020 8:41:08 PM

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Dear Commissioners,

I am a longtime Nashville resident and home owner. The purpose of my e-mail is to request that you vote in favor of items #11, #12, and #13 on the Planning Commission agenda tomorrow. My preference is that item #12 be approved without the staff recommended substitution. As someone who is affected daily by the continuing battle to reclaim our neighborhood from STRs, these items are an important step limiting their destructive effect on the fabric of our neighborhood and the quality of life of Nashville residents. Thank you for your consideration.

Amy J Seals  
1216 5th Ave N  
Nashville TN 37208

Sent from my iPad

**From:** [Adam Vollrath](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Parker, Sean \(Council Member\)](#)  
**Subject:** Support for new NS zoning districts - 2020Z-003TX-001  
**Date:** Wednesday, January 15, 2020 8:14:21 PM

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Good morning, Metro Nashville Planning Commissioners,

For the past two years I served as President of the McFerrin Park Neighborhood Association. My first goal was keeping my neighbors informed about the decisions being made about our community, and empowering them to participate. A big part of this is finding common ground between rezoning applicants and our neighbors. These additional "NS" zoning districts will make it much easier for neighbors to support increased density.

The Nashville Next Community Plan identifies most of our blocks as "Neighborhood Maintenance" or "Neighborhood Evolving". This means the Planning Commission will not approve commercial or mixed-use zoning, but they will approve multi-family residential RM zoning. When this happens, people who want new residents will oppose the application because RM does allow a commercial use: non-owner occupied short-term rentals.

So that's what dominates the discussion around these rezoning applications. We're not talking about density or affordability or whether multiple families should live on this lot because we know that won't happen. Some developers probably sincerely want to build apartments for long-term tenants, but they cannot assure my neighbors without doing an expensive Specific Plan zoning.

The essence of this bill provides new options for RM zoning without commercial uses. If this becomes law, we can go back to talking about responsible infill development and we can welcome new permanent residents. I guarantee you'll see more multifamily zoning pass with more support from neighbors.

Thank you for your time and consideration,  
Adam Vollrath  
322 Wilburn Street, 37207

**From:** [Karin Kalodimos](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Sledge, Colby \(Council Member\)](#); [O'Connell, Freddie \(Council Member\)](#)  
**Subject:** Support BL2019-78, BL2019-79, and BL2019-111  
**Date:** Wednesday, January 15, 2020 5:01:28 PM

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Dear Commissioners,

I am writing in support of BL 2019-78, BL2019-79, and BL2019-111.

Any effort to control and minimize the negative impact of STRPs on the well-being of a neighborhood is a positive. Each of these ordinances attempts to regulate permit holders who take advantage of the system for personal gain.

Several submitted comments suggesting that these ordinances disenfranchise them and that their own individual property rights should take precedent over the well-being of the whole neighborhood. I believe that my house is part of a neighborhood, an interconnected community whose health is dependent on each individual having a shared goal that is contingent on neighbors working together for the betterment of all. It is NOT merely financial.

I have lived in the Edgehill neighborhood since 2000. In the past five to eight years, it has undergone a drastic transformation. Much of these changes stem from the proliferation of the STRP market. Houses are viewed merely as investment properties – not to live in, not to become engaged in a community, rather as a means for financial profit to be torn down. This paradigm shift takes us from a community of neighbors to a steady flow of strangers who are unable participate and give back to the community

With this investment only mindset, “hotels” are established and the homeowners who remain have lost their community. We do not know if the person entering the house across the street belongs or is up to something nefarious. If a storm damages the house across the street, whom do we tell? STRP’s strain our resources: police, infrastructure, and parking. We need controls not only to offset the negative impacts of STRPs, but more importantly to protect our communities.

There currently isn’t enough oversight to determine if they are abiding by the current regulations of owner occupied versus non-owner occupied. Having restrictions on how many rooms you can advertise may help this. The current permitting process is clearly not effective, as all three of the STRP’s near me are permitted as owner occupied and yet the owners are rarely if ever in the house or possibly the State.

Please support these changes with the Planning Commissions suggested changes for the betterment of Nashville's communities.

Karin Kalodimos  
907 Villa Place  
Nashville, TN 37212

CC: CM Freddie O'Connell and CM Colby Sledge

**From:** [Tim Weeks](#)  
**To:** [Planning Commissioners](#)  
**Subject:** STR text changes  
**Date:** Wednesday, January 15, 2020 1:47:52 PM

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Commissioners

On behalf of the Donelson Hermitage Neighborhood Association, I want to express our support of the three text changes regarding short term rentals.

We do not support the staff substitute in item 12 however.

Thank you.

Tim Weeks  
President DHNA  
6101 Hagars Grove Pass  
Hermitage 37076

[Sent from Yahoo Mail for iPad](#)

**From:** [G. Renshaw](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Murphy, Kathleen \(Council Member\)](#); [Kempf, Lucy \(Planning\)](#)  
**Subject:** Please approve items 11, 12 and 13 as proposed. Please do NOT support the staff substitute on item 12.  
**Date:** Wednesday, January 15, 2020 11:30:58 AM

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Dear Planning Commissions:

Please vote to approve item 11 (2019-78, proposed by CM Sledge), item 12 (2019-79, proposed by CM O'Connell) and item 13 (proposed by CM Parker).

Item 12 supports better enforcement of existing STR regulations. Please approve CM O'Connell's bill and NOT the staff substitute.

Item 11 promotes the security of children attending local schools, daycares, parks and churches. Please support it.

Item 13 will reduce the number of Specific Plan districts, as many neighborhoods now oppose multi-family projects that do not specifically prohibit short-term rentals, thus forcing council reps to support specific plan zones so that use can be excluded. Creation of new zoning districts that exclude this use is a wise move. Please approve it.

Thank you for listening to the feedback of actual residents whose neighborhoods have been negatively impacted by short-term rentals for years.

Sincerely yours,

Grace Renshaw  
220 Mockingbird Rd.  
Nashville, TN 37205  
615-322-4594  
[grenshaw55@gmail.com](mailto:grenshaw55@gmail.com)

**From:** [Plummer, Kathryn C](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Support Sledge, O'Connell, Park amendments  
**Date:** Wednesday, January 15, 2020 11:14:38 AM

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Dear Members of the Planning Commission:

I write to ask you support the text amendments regarding short term rentals requested by CMs Sledge, O'Connell, and Parker. Please do not support the staff substitute #12.

I have lived in Nashville since 1974 and I have seen great changes occur for our city over the last 46 years. I never would have dreamed that our residential neighborhoods would become commercialized. The explosive short term rental proliferation has adversely affected the quality of life for so many; please do all you can to help and keep Nashville neighborhoods first.

Thank you for your service.

Kathryn Plummer  
3416 Benham Ave.  
Nashville, TN 37215

Professor of Viola  
Blair School of Music  
Vanderbilt University  
<http://blair.vanderbilt.edu/departments/string.php>



**From:** [Greg Mueller](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Short Term Rental changes  
**Date:** Wednesday, January 15, 2020 10:00:26 AM

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Regarding the upcoming meeting tomorrow (Thursday 1/16/20), we as homeowners recommend APPROVAL of the Text Changes in Items 11, 12 and 13, *without the Staff Substitute for Item #12.*

Most sincerely,

Gregory & Karen Mueller

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627 Georgetown Drive  
Nashville TN 37205  
cell (615) 202-5178

**From:** [Raphaela Keohane](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Brandon Taylor](#)  
**Subject:** RE :Text Amendment 2020Z-001TX-001 Text Amendment 2020Z-002TX-001 Text Amendment 2020Z-003TX-001  
**Date:** Wednesday, January 15, 2020 9:47:51 AM  
**Importance:** High

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To the commissioners

Below are 3 Items before you tomorrow I support #11 ,#12,and #13 as proposed! I do not support the Staff Substitute re #12.

In addition I am aware of many form letter e-mails opposing these items and I implore you if there is no identifying address in Nashville on these letters that they are discounted. I live here and I have to live with the consequences of your actions.

### **Item #11**

**Project Nos. Text Amendment 2020Z-001TX-001**

**Project Name STRP Distance Requirement**

Council Bill No. BL2019-78

Council District Countywide

School District Countywide

Requested by Councilmember Colby Sledge

Staff Reviewer Milligan Staff Recommendation Approve with a substitute.

### **Item #12**

**Project Nos. Text Amendment 2020Z-002TX-001**

**Project Name Owner-Occupied Short Term Rentals**

Council Bill No. BL2019-79

Council District Countywide

School District Countywide

Requested by Councilmember Freddie O'Connell

Staff Reviewer Milligan

Staff Recommendation Approve with a substitute.

### **Item #13**

**Project Nos. Text Amendment 2020Z-003TX-001**

**Project Name NS Districts**

Council Bill No. BL2019-111

Council District Countywide

School District Countywide

Requested by Councilmember Sean Parker

Staff Reviewer Milligan

Staff Recommendation Approve.

Thanks in advance for your time and attention.

--

Mrs. Raphaela (Rae) Keohane

117 30<sup>th</sup> Ave N Apt 402

Nashville TN 37203

615 964 7804

**From:** [Logan Key](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Withers, Brett \(Council Member\)](#); [O'Connell, Freddie \(Council Member\)](#); [Sledge, Colby \(Council Member\)](#); [Parker, Sean \(Council Member\)](#)  
**Subject:** Vote YES on STRP Bills  
**Date:** Tuesday, January 14, 2020 10:49:29 PM

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Dear Planning Commissioners,

Thank you for your volunteer service to our city.

I'm writing as a local resident and homeowner with no financial interest in the local real estate or tourism industries. I'm in strong support of all three vacation rental bills on public hearing this week. All three proposals strengthen neighborhoods, especially those near the urban core where vacation rentals have been a consistent nuisance and zoning violations have been (and continue to be) rampant.

Item 11 protects our schools, houses of worship, and playgrounds from the excesses of vacation rentals by allowing a greater level of community input before a non-owner occupied permit is issued in close proximity to one of those entities.

Item 12 would bring the letter of the law closer to the spirit of the law regarding owner-occupancy. Owner-occupied vacation rentals were never intended to be used as whole-home rentals. However, numerous homeowners have pushed the boundaries of owner-occupancy beyond the spirit of the ordinance. This bill would bring the ordinance in closer alignment with the intent of owner-occupancy regulations. It also supports conservation of the housing stock by fostering a regulatory climate whereby residential zones are used for residential purposes rather than overnight commercial lodging. PLEASE OPPOSE THE STAFF SUBSTITUTE RECOMMENDATION.

Item 13 would better support communities which aspire to prevent the proliferation of vacation rentals in their neighborhoods.

In summary, all three bills support healthy neighborhoods and housing conservation and our local neighborhoods deserve support in these efforts.

Sincerely,

Logan Key  
1411 Fatherland St.  
Nashville, TN 37206