

## Comments on February 13, 2020 MPC Agenda Items

Received through February 13, 2020

### Item 6. 2019SP-072-001 Trinity 24 SP

Dec. 12, 2019

Metropolitan Planning Commission

Re: Case 2019SP-072-001

Presentation

By: Joan Clayton-Davis  
2816 Nocturne Forest Drive  
Nashville, TN 37207  
615.650.6975

Nocturne Forest Subdivision (A049)

I am opposed to this project because:

1. It will destroy the residential character of our community on the west side of Trinity Lane between Whites Creek Pike and Buena Vista Pike by adding more than 400 multifamily units to an area largely of single family homes.
2. It opens a road into Walker Lane which would bring large amounts of additional traffic through Nocturne Forest Drive, Stokers Lane, and West Nocturne Drive which poses safety hazards because of speeding and the potential of littering from increased traffic.  
. Under no circumstances should be opened to Walker Lane and the Haynes Heights neighborhood.
3. This project will destroy the character of the community and negatively impact the investment we made to live in this single family home community. No not recommend approval.

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### Joelton: Items 9-11

### Item 9. 2020Z-007PR-001; Item 10. 2020Z-008PR-001; Item 11a. 2020Z-009PR-001;Item 11b. 88P-029-001

**From:** Lynda Anderson <[beachgirillynda@yahoo.com](mailto:beachgirillynda@yahoo.com)>  
**Sent:** Thursday, January 30, 2020 12:11 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Subject:** Opposition of zoning change

I oppose the zoning changes below:

2020Z-007PR-001 Winters property in Joelton, TN

2020Z-009PR-001 Smith/Waller property in Joelton, TN

Sincerely,  
Lynda Anderson  
6246 Eatons Creek Rd.  
Joelton, TN 37080

**From:** carolyn marable <[lacytee2001@yahoo.com](mailto:lacytee2001@yahoo.com)>  
**Sent:** Wednesday, February 5, 2020 3:08 AM  
**To:** Board of Zoning Appeals (Codes) <[bza@nashville.gov](mailto:bza@nashville.gov)>  
**Subject:** Oppose rezoning in Joelton, TN

I am a 11 year resident of Joelton, and enjoy this area very much. If you bring in developers they are going to disrupt the peaceful community. I oppose 2020Z-007PR-001(Winters Property) I also oppose 2020Z-009PR-001(Smith/Waller) I live at O k Campground and most definitely will be become homeless with this proposed NewJoelton....I have a disability and on a fixed income... as well as many others in my apartment complex, who all say they have no other place to live affordable. Please think about the people of Joelton... Thanks!!!

**From:** Mark James <[markj7632@gmail.com](mailto:markj7632@gmail.com)>  
**Sent:** Wednesday, February 5, 2020 3:24 PM  
**To:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>  
**Subject:** Joelton Zoning Change

I am writing in response to the zoning change request of 2020Z-007PR-001 and 2020Z-009PR-001.

About a year ago our Councilman Jonathan Hall told us in a meeting with the Falls development of 71 homes the Joelton water and sewer system would not allow more than an additional 25 homes on the existing service.

Several folks have complained about water pressure issues. Currenty within the area there are about 31 open building permits for residential single famlily homes and an additional 70 homes being built in the Falls development. .

Joelton: Items 9-11  
Item 9. 2020Z-007PR-001; Item 10. 2020Z-008PR-001; Item 11a. 2020Z-009PR-001;Item 11b. 88P-029-001

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At our last community meeting, Councilman Hall also discussed the possibility of not enough water to put out a fire in the actual building we were in at the moment (First Baptist Church, Joelton).

With the current issues along with Metro continuing to approve building permits, I personally fear the possibility of more homes built would add not only to water and sewer issues but safety issues as well.

I'm not opposed to moderate growth in Joelton but aggressive growth I don't feel fits the area. As to the Nashville Next plan Joelton is considered a T2 rural area. Even though the MUN-A zoning is allowed in a T2 policy plan, it may be right for other areas but not for Joelton.

The properties with the zoning request are already zoned with some commercial, a portion SP which was zoned a while back from R40 and the remainder zoned R40. I feel the owners are requesting the change only so more homes and business areas can be constructed to better their property values and find a buyer. What issues that may arise with the zoning change is not of their interest. With a zoning change to MUN-A, this will simply add way to much demand to the current water and sewer system in place.

To allow a zone change with known infrastructure issues should not even be considered at this time. Once the infrastructure is updated and if the owners wish to continue with the MUN-A zoning, a closer observation of the lay of the land should be made. Even after the infrastructure issues are taken care of I feel the current zoning which has been in place forever should remain.

Thanks for your time and consideration of dis-approval of the proposed zoning request.

Regards,

Mark James

Morgan Rd

Joelton, TN

**From: Bobby White <bobby.white3115@gmail.com>**

**Sent: Thursday, February 6, 2020 12:53 PM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: oppose zoning change on 2020z-007pr-001 oppose zoning change on**

2020z-009pr-001

**From: Jim Midgett <jcmidgett@hotmail.com>**

**Sent: Monday, February 10, 2020 4:59 PM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Opposition to Items #9, 10a, 10b, 11a, and 11b on February 13, 2020 MPC Agenda, (continued from 1/16/2020)**

Planning Commissioners:

**RE: Opposition to Items on February 13, 2020 Metropolitan Planning Commission agenda, (all continued from January 16, 2020 Metropolitan Planning Commission agenda), Item #9, 2020Z-007PR-001; Item #10a, 2020Z-008PR-001,**

Joelton: Items 9-11

Item 9. 2020Z-007PR-001; Item 10. 2020Z-008PR-001; Item 11a. 2020Z-009PR-001; Item 11b. 88P-029-001

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(associated with case 61-77P-004; **Item #10b**, 61-77P-004, (associated with case 2020Z-008PR-001); **Item #11a**, 2020Z-009PR-001, (associated with case 88P-029-001); and **Item #11b** 88P-029-001, (associated with case 2020Z-009PR-001)

The community plan for Joelton explains its role in the county as a whole. It is the guiding policy for making sound development decisions affecting the Joelton community.

The community plan states that a rural development pattern in rugged terrain has defined Joelton's character for many decades, and it declares that retaining Joelton's small commercial center and its rural character are critical parts of its plan. It further states that Joelton's role in the county and region revolves around its rural character, farm land, environmental treasures, forests, streams, rolling hills, and wildlife habitat.

The community plan takes note of the fact that Joelton is a predominantly rural community offering residents quiet homes with ample access to open space, and that residential land is overwhelmingly single family detached. The plan also recognizes that Joelton has many sensitive natural features that can be disturbed or destroyed by development.

That is the essence of the approved community plan and policy guidance for Joelton. Compare that to the reality of the recent flurry of coordinated, simultaneous new year's surprise rezoning proposals, that the planning staff is recommending be approved, changing one and two family R-40, one acre lots and specific plans to blanket, mixed use neighborhood-alternative zoning. As I understand it, the proposed MUN-A zoning requests, taken together, would permit literally hundreds or thousands of multi-family units, up to three stories tall, mixed with commercial, over more than 100 acres, extending from basically the interstate interchange to approximately a mile away, including all three rezoning requests, and not counting the Falls and Knipfer projects in Joelton.

On just one of these rezoning proposals, the planning commission's staff's report contains an estimate of a maximum traffic increase of more than 56,000 daily trips during the week, and it says that a traffic study may be requested at the time of development. The school board report states that, "given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature".

Respectfully, as a life-long Joelton resident, that does not sound rural to me, under any definition of the word. These multiple simultaneous rezoning proposals would set a bad precedent indeed, and would seriously call into question the actual commitment to the overarching policy and concept that was adopted after much community input and involvement over many years. They would, in my opinion, irrevocably damage the integrity of the rural character and environment of the Joelton community, by which is has been defined throughout its history.

That history includes, among other things, having to fight plans to put a proposed prison where Paradise Ridge Park is now located, and having to fight against landfills and a massive gas compressor plant, and having to fight a zone change proposal by a past councilman to put over 500 apartments and an ill-advised strip mall on part of the property in question, in which he had an ownership interest. Recently, there have been seemingly almost yearly attempts to try to find a way to cram as much density into Joelton as is possible, and to get everything quickly scheduled, voted on, and approved as a done deal before the community is even made aware of them.

The all too familiar pattern often involves an attempt just before or after a major holiday, without holding prior community meetings, and keeping notices to the bare required minimum. Proponents try to see if they can keep

Joelton: Items 9-11

Item 9. 2020Z-007PR-001; Item 10. 2020Z-008PR-001; Item 11a. 2020Z-009PR-001;Item 11b. 88P-029-001

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Joelton residents, who have their rural lifestyle at stake, instead of extra profit, from finding out in time to try to defend themselves from the next proposed onslaught of development, construction, traffic congestion, crime, and countless more piles of roadside trash.

The zone change requests in question appear to be just the latest of the repeated attempts to either change rural policy to suburban, as was attempted last year, or to pursue various other ploys, always in an effort to push for greater densities that will benefit the few at the expense of the many, and of the overall long-term integrity of this rural community. Whenever we see this approach being taken, we always know, from long, hard experience, that an obviously good plan would not have to be presented and pursued in this manner. In this case, without even a plan being presented, the cart appears to definitely have been placed squarely in front of the horse, in my opinion.

People who choose to live in Joelton's rural environment know that a mere road frontage façade, that merely attempts to appear to be rural in character, is not what a good faith reading of the community plan for Joelton envisions, but is instead merely a cynical effort to change forever the community's historic character, and it is not what people who live in Joelton want, by and large. Even if MUN-A is technically permitted in a T-2 policy community, that does not mean it is compatible or as appropriate as existing, less intensive zoning, in my opinion.

Rezoning such as is being proposed, on this scale in a rural community that has steadfastly fought to remain rural in fact, should never be attempted, in my opinion, without the full support of the overwhelming majority of the community's residents, and it should clearly represent a compatible enhancement of the entire existing community, with a clear plan that everyone can see and form an opinion on. It should never be initiated or pursued without any plan whatsoever even being proposed that would justify or require a zone change, nor until after all appropriate, required, supporting infrastructure is fully funded and firmly in place, which it clearly is not in this case. None of the above criteria are met in this case, in my opinion. For these reasons, and many more, I am opposed to the above-referenced zone change requests, as are many of my fellow Joelton residents.

Thank you for your consideration of these comments.

Respectfully submitted,

Jim Midgett

[jcmidgett@hotmail.com](mailto:jcmidgett@hotmail.com)

**From:** Nancy Winters <[wintersnancy65@gmail.com](mailto:wintersnancy65@gmail.com)>

**Date:** Thu, Jan 23, 2020 at 9:43 AM

**Subject:** Support of Joelton Town Center

**To:** [planning.commissions@nashville.gov](mailto:planning.commissions@nashville.gov)

Commissions,,

As a life long resident of Joelton, I would like to express my (approval), of the rezoning of the proposed properties to MUN-A. We need to bring back the community and have some amenities for the resident community.

Tired of spending money for services in another cities.!

Thank you for your YES vote!!

Nancy Winters

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**From: Howard Skipworth <hmskiplaw@comcast.net>**

**Sent: Wednesday, February 12, 2020 5:39 PM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: ZONING CHANGE ON 2020Z-007PR-001 (WINTERS PROPERTY) AND ZONING CHANGE ON 2020z-009PR-001 (SMITH/WALLER)**

Honorable Commissioners:

First: Thank you for your service to our community.

Second: My wife and I are opposed to the above listed zoning change.

Third: My wife and I built our home on Rawlings Road over 32 years ago.

Fourth: Without failure, thank God, my wife and I paid our property tax each and every year.

Fifth: In our 32 years on Rawlings Road, we have seen little to no interstructure improvements in the area.

Sixth: With over 33 years of experience with the Metro Police Department, this area has never had adequate Police protection.

Seventh: If the above zoning change are approved, you as a commission need to know, after this property is developed, the first big ran we get the grammar school will be in grave danger of flooding. Then what? The tax payer, not the land owners or developers because they will be out of here, will be required to pay the bill.

Eighth: Reason for objection: 1. No water pressure, 2. Narrow two lane streets with pot holes, 3. No fire protection because of low water pressure, 4. Wet lands in and around park and grammar school, 5. Ground water because of dixie clay issues, and 6. No police protection.

Thank you for your time and consideration.

Bonni and Howard Skipworth  
4917 Rawlings Road  
Joelton, TN 37080

**From: James Barnes <James.Barnes@icta-us.com>**

**Sent: Thursday, February 13, 2020 8:37 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Joelton Zoning Change**

To Whom It Many Concern,

We are writing this letter to voice our disapproval of the requests to rezone to MUN-A the following properties in council District One:

- 1) 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered) approximately 215 feet west of Joelton Community Center Road (53.22 acres)

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Item 9. 2020Z-007PR-001; Item 10. 2020Z-008PR-001; Item 11a. 2020Z-009PR-001;Item 11b. 88P-029-001

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- 2) 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place at the southeast corner of interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres)
- 3) 3565 Old Clarksville Pike approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.96 acres)

We are not opposed to moderate growth in Joelton but aggressive growth we don't feel fits the area. As to the Nashville Next plan Joelton is considered a T2 rural area. Even though the MUN-A zoning is allowed in a T2 policy plan, it may be right for other areas but not for Joelton.

To allow a zone change with known infrastructure issues should not even be considered at this time. Once the infrastructure is updated and if the owners wish to continue with the MUN-A zoning, a closer study of the impact of these changes should be made. Even after the infrastructure issues are taken care of we feel the current zoning should remain.

Thank you for your time and consideration of dis-approval of the proposed zoning request.

Jim and Vicki Barnes  
3084 Union Hill Road  
Joelton, TN 37080

# Comments on February 13, 2020 MPC Agenda Items

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## Item 13. 2009SP-022-013 Mansion At Fontanel

**From:** George Ewing <georgeofnashville@gmail.com>

**Sent:** Thursday, February 6, 2020 3:54 PM

**To:** Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>

**Cc:** John Haas <jhaas@edgela.com>; Tim Farrell <tfarrell@blueroadadventures.com>; Angela Williams <angela@usdresults.com>; Gladies Herron <gladiesherron@yahoo.com>; Swaggart, Jason (Planning) <Jason.Swaggart@nashville.gov>; Bedne, Fabian (Mayors Office) <fabian.bedne@nashville.gov>

**Subject:** Fontanel follow up meeting community feedback

Councilwoman Gamble,

Thank you for your work to lead the follow up meeting on the Fontanel project. Thank you to Tim Farrell, John Haas, and everyone working to make this the best proposal it can be! I am grateful for the opportunity to share input. The promise of this proposal has inspired a lot of excitement around bringing the Whites Creek Rural Historic District community together in mutual long term success. SPs define their own uses and as such, anything unspecified can be a real heartbreaker or headache down the road. As for concerns that remain unspecified or went unanswered at the meeting (in no particular order):

- I don't believe it's clear to neighbors that the current proposal removes the 4,500 attendee limit on ticketed events. Even as the 4 events that could be over 2500 ticketed attendees would be subject to Metro's special event permitting process, the safety, consideration, and fair expectations of the community warrant a cap.
- It's not yet specified who is to install, maintain, and monitor the sound monitoring system and there is no schedule for consequences of violations (including failure to maintain), nor assignment of enforcement entity with the hours, capacity, and authority to enforce (up to and including shutting down an event and, if repeated violations, loss of use). With the topography and acoustic dispersal of the area, an effort to measure sound would need more than one data point. That could be as simple as just one additional 10eazy Class II monitor on the Knight Dr side. The sound monitoring should apply at all times (i.e. at non-ticketed events, regardless of size). What is the relationship between what the SP addresses and what is covered by Metro's more recent noise ordinance? I have my concerns that a five minute averaging of readings would allow even sustained peaks well above neighborly levels. The duration of a loudness does matter but the loud noise itself, no matter its average or duration, is what would, and rightly so, get me in trouble with my neighbors and the law.
- Relocating the back of house uses (cart facility, etc.) away from the center of Whites Creek to preserve the view shed from within the heart of the Rural Historic District was mentioned but not effected. I believe there is strong support in the community for looking into siting the Makers Village as a rural arts district main street pattern on Whites Creek Pike. I believe that should have been presented for feedback at the meeting. Can we open that discussion with planning staff (including Jason Swaggart, the proposal reviewer and Fabian Bedne, Planner of Neighborhood Development & Infrastructure)?
- A community liaison is certainly welcome but is not a substitute for a Community Benefits Agreement. A CBA funded by fees per ticket and per room night could be specified and impartially administered to all sorts of reciprocating benefits like preservation grants, rural arts district grants, and Whites Creek High School program



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affiliations with the Makers Village (like Future Farmers of America, Whites Creek High School Academy of Alternative Energy, Sustainability and Logistics, robotics, music, art, and more).

- There is yet no inclusion of a Dark Sky lighting compliance to reduce light pollution.

There has been some discussion at our meetings for a turn lane or deceleration lane to help traffic and to allow emergency vehicle access at Fontanel, but, as a scenic byway, I don't believe there has been much enthusiasm (or traffic science, budgetary support, or transit planning) for widening this stretch of Whites Creek Pike beyond a bike lane.

For completeness, here again is a link to the related documents and presentations used at the Jan 16 Friends of Whites Creek neighbor's group meeting when gathering feedback on the Fontanel proposal. It includes the expanded document that came out of that meeting: <https://drive.google.com/drive/folders/1k3PXkLwt9VY2P4zWVxSHIA3P374J0Fic> Please feel free to ask questions. Also, please note that all are welcome to any Friends of Whites Creek meeting, the next being 6:30PM Wed Feb 12 at Rock'n Dough Pizza Brewery at 3449 Dickerson Pike.

Thank you again for your leadership on this,

George Ewing

4601 Whites Creek Pike

Whites Creek, TN 37189

[georgeofnashville@gmail.com](mailto:georgeofnashville@gmail.com)

615-876-7367 hm

615-669-9111 google#

303-949-4403 cell direct

## Comments on February 13, 2020 MPC Agenda Items

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### **Item 15. 2020SP-010-001 Neelys Bend and Hospital Drive**

**From:** Litchfield Trent <Trent.Litchfield@hcahealthcare.com>  
**Sent:** Tuesday, February 4, 2020 8:07 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Tonya.Hancock@Nashville.com  
**Subject:** Case 2020SP-010-001 Neely's Bend and Hospital Drive

Dear Planning Commissioners,

I'm opposed to Case 2020SP-010-001 Neely's Bend and Hospital Drive. You, our Planning Commissioners and Council Members, must take a stand. It is not right for you to allow developers to buy land and change the character of an area via endless zoning changes. If developers want to build on the Bend then they must do it with in the current zoning allowances. The people who live in the Neely's Bend bought their homes in that area because that is the type of area they wanted to live in, and developers should not be able to change the character of the area via rezoning. I absolutely support a property owner's right to develop their land as it is currently zone, but I am opposed to land being rezoned to meet he needs of the developers at the expense of current home owners. Additionally, the roads around this proposed development, especially Neely's Bend Road is not sufficient to support the current zoned housing density and certainly will not support the density that developers would like to see. Nashville's current approach to build first and improve infrastructure later is not working. I am not in favor of any zoning changes to increase housing density in the Bend.

Before you vote to approve any zoning changes, I ask that you stop and ask if you would want this for yourself or your neighborhood. If you purposely bought a house in an area zoned for low density of housing would you want your planning commissioners to the vote to change the zoning of nearby land so developers can make additional money at the expense of your safety, lifestyle, and convenience? If you are honest with yourself I think it will be easy for you to vote no. If you find yourself wondering what the big deal is about this place call the Bend then I challenge you to get in your cars and drive out there. Drive all the way to the end and then turn around and drive back. If that is too much trouble then ask our Councilor, Tonya Handcock, to share with you what is special about the Bend and why it must be protected from additional zoning changes that allow for a higher density of housing.

Sincerely,

Trent Litchfield  
904 Tamarack N  
Madison, TN 37115

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**From:** Margaret Jacobi <margaretjacobi@gmail.com>  
**Sent:** Tuesday, February 4, 2020 5:51 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** February 13 Public Hearing | Neely's Bend & Hospital Drive

To whom it may concern,

My name is Margaret Lee and I live at 501 Menees Ln. Madison, TN 37115 in Neely's Bend. I will be working on February 13 during the public hearing, so I wanted to email my concerns regarding the 43 house development being proposed.

**I do not support the motion for this development**, as Neely's Bend Road cannot handle additional traffic the housing would yield. Traffic is already bad enough - as evidenced by the poor 15-year-old girl who got hit by a car last Friday while getting on the bus. We should be focusing on infrastructure for the community, not adding to the population.

Please keep this in mind, as most of the members of the community I know are not on board with this proposed addition to the neighborhood.

Thanks,

**From:** WILLIAM RUCKER <ruckerw@comcast.net>  
**Sent:** Wednesday, February 5, 2020 8:29 AM  
**To:** Hancock, Tonya (Council Member)  
**Subject:** Case 2020SP-010-001

As was discussed on the 4th of Feb. I'm against this proposal on this rezoning I'm against it. I know the zone is for around 36 units but I think that it should stay with the housing in the acres which looks like to me 1/2 to one acre. This would fit in with the person that was worried about the trees. This would mean a change the codes for that area, but like you going less in this area is better than more. It is not wright for people to put more on lands like this when an area can not handle the potential traffic that can be added to this area. You said that they wanted to put another exit hopefully that the would take a different route. They can't project where people would drive, they are going to take the shortest route.

I also think that any rezoning in a community the hearing should be in the area of the rezoning not down at the board of education.

like in our area it should be held at one of the Neely's Bend school. There are a lot of people that can't make to the meeting for where it is located where more people in this can that are effected by this proposed changes.

Tks for keeping us informed thru your emails. I have had more contact and information from you than the past two councilmen.

William (Bill) Rucker  
534 Nawakwa Trail  
Madison, Tn.

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**From:** Bill Hennessee <billhennessee@gmail.com>

**Sent:** Wednesday, February 5, 2020 11:53 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>

**Subject:** Case 2020SP-010-001

I oppose Case 2020SP-010-001 at Neely's Bend and Hospital Drive. I oppose developers coming into an area and changing the character and zoning density to suit their profit motive. I oppose developments at the expense of current residents for the benefit of non-residents. The density is too much, Neely's Bend cannot support more traffic. I live off Neely's Bend Rd and see the horrendous traffic congestion daily. It's dangerous to drivers and pedestrians alike. We cannot continue to build without first having the infrastructure to support development.

Bill Hennessee  
1216 Idlewild Pl  
Madison D7

**From:** Cherri North <cbdpnorth91@gmail.com>

**Sent:** Friday, February 7, 2020 11:10 AM

**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>

**Subject:** Case 2020SP-010-011

As long time Neely's Bend Residents, we are opposed to the proposed project on Hosiptal Drive in Madison. Adding 43 units to 8.6 acres will create approximately 100 more cars on an already over crowded road. Currently, it can take over 15-20 minutes to travel down Neely's Bend Road at peak travel times. Reducing the number of units will help with this increase of cars and travel times.

The community would also like to see a recent traffic study conducted by an independent unbiased company for the impact of this project and future projects.

Thank you for your consideration.

Cherri and David North  
320 Menees Ln, Madison, TN 37115

**From:** [hancock1956@comcast.net](mailto:hancock1956@comcast.net) <[hancock1956@comcast.net](mailto:hancock1956@comcast.net)>

**Sent:** Friday, February 7, 2020 8:35 PM

**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Subject:** Neelys Bend zoning hearing

Please stop the planned development on neelys Bend at hospital rd. Neelys Bend is a 2 lanes road that can't handle anymore traffic.. if you continue to allow these types of developments there won't be any trees or greenspace anywhere.

The residents of neelys Bend dont want this. PLANNED WAY TOO MANY HOUSES ON SUCH A SMALL ACREAGE. Neelys Bend is dangerous. People pass on double yellow line EVERY day. They blow horn at you turning in your own driveway

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or stop for school bus. At the spot this is planned a child was hit trying to get on school bus. We simply cannot handle more traffic.

**From: Robbie Jones <robbiejones4@gmail.com>**

**Sent: Tuesday, February 11, 2020 11:50 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Cc: Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>; Robbie Jones <robbiejones4@gmail.com>**

**Subject: 2020SP-010-001 - OPPOSE**

Members of the Metro Planning Commission,

I am a property owner and resident in the Neely's Bend community and am writing in strong opposition of the proposed rezoning of 8.6-acres of land located at 1029 Neely's Bend Road and Hospital Road from OG and RS10 to SP zoning. This proposed rezoning would in effect exempt these parcels from existing base zoning and allow the shoehorning of 43 single family homes onto 8.6 wooded acres of land.

Schematic images of the proposed dwellings provided by the developer indicates they will be the types of tall-skinny homes on zero lot lines that are found in Nashville's urban neighborhoods. However, Neely's Bend is not an urban neighborhood - it is a semi-rural area located in the GSD and characterized by mid-century Ranch neighborhoods on 0.5 to three-acres lots, riverside estates on large parcels, and small farms.

I live in the 1950s Marlin Meadows riverside subdivision located on the opposite side of Neely's Bend Road from this proposed redevelopment project, so I am very familiar with the surrounding neighborhood - it's my neighborhood. So I can attest that the proposed redevelopment plan couldn't be more out of character with the surrounding neighborhood and larger Neely's Bend community.

The proposed redevelopment project would strain existing over-burdened infrastructure in Neely's Bend. Traffic is already dangerous along Neely's Bend Road, which is a narrow, two-lane roadway with no shoulders or pedestrian sidewalks along all but a short area near the Neely's Bend schools. Traffic is especially dangerous at rush hour, when traffic counts indicated around 500 cars per hour - this development would likely increase the traffic along Neely's Bend Road by some 10-15%.

Stormwater runoff and flash flooding are already significant problems in Neely's Bend, which is surrounded by the Cumberland River. The topography of this 8.6-acre redevelopment project would increase stormwater runoff dramatically, especially when the existing tree canopy is removed from the forested land for 43 homes, driveways, access roads, and sidewalks. That's a lot of tree canopy replaced with concrete and asphalt shingles along a hillside parcel - we all know what that means for stormwater runoff.

Additionally, the Metro Planning Commission recently approved a large redevelopment project containing over 120 homes (2019S-081-001 Fox Valley Subdivision just a half-mile down Neely's Bend Road. The neighborhood community expressed serious concerns for that project's adverse impact on traffic, stormwater, and overburdened infrastructure.

In summary, this proposed redevelopment project for 43 more homes would only exacerbate the over development of the Neely's Bend community. Our roads can't handle the additional traffic. Our creeks can't handle the additional stormwater runoff. Our yards can't handle the additional flash flooding. Finally, shoehorning 43 tall-skinny homes on 5

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acres of land within the 8.6-acre development is extraordinarily out of character with the surrounding neighborhood and community. This project would be fine for an urban neighborhood within the USD, but it is not fine for a semi-rural suburban neighborhood in the GSD.

Therefore, I request that you deny this SP rezoning exemption request.

Thank you for your consideration.

Robbie

Robbie D. Jones

804 Canton Pass

Madison, TN 37115

615-400-3966

[robbiejones4@gmail.com](mailto:robbiejones4@gmail.com)

**From:** Sasha Mullins Lassiter <[chromecowgirl@gmail.com](mailto:chromecowgirl@gmail.com)>

**Sent:** Tuesday, February 11, 2020 12:22 PM

**To:** Robbie Jones <[robbiejones4@gmail.com](mailto:robbiejones4@gmail.com)>

**Cc:** Planning Commissioners <[Planning.Commissioners@nashville.gov](mailto:Planning.Commissioners@nashville.gov)>; Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>

**Subject:** Re: 2020SP-010-001 - OPPOSE

I live in the river community of Berwick Trail off Neely's Bend. There are way too many land parcels out here yet to be developed and we absolutely have zero infrastructure to support these crazy asks from developers who lie and cheat their way through traffic and conservation studies.

In fact, due to water and flooding concerns, many parcels are absolutely over zoned already allowing crazy density which takes away any type of water management out here on a peninsula surrounded by a very, very powerful river.

NO TO SP. AND HOW ABOUT YES TO COMPLETE REVIEW OF NEELY'S BEND ZONING IN OUR SEMI-RURAL AREA completely surrounded by the Cumberland River and subject to flooding and traffic concerns.

This DEVELOPING OUT HERE is quickly getting out of hand and will continue to pose DANGER to existing communities and neighborhoods on Neely's Bend.

My husband and I live on the river and the storm water drain off in this area is absolutely massive and frightening already when heavy rains come. It has gotten much worse over the years due to poor stormwater management and now over building of neighborhoods where natural land absorption is being increasingly sacrificed for thick dense neighborhoods. Plus the other development at 1214 which is less than a 1/2 mile away is building over 120 homes and building on conservation overlay property which is crazy threatening to our storm water activity but it was approved because they apparently "have a right to build as zoned" even if it poses health and hazard risks by affecting stormwater management and, of course, traffic concerns.

NO to SP.

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Thank you for caring and being a positive advocate to the citizens of Nashville. Bad development and Bad planning is just plain BAD.

There is so much land on Gallatin Road all the way up to the Hendersonville line, so why aren't more homes being built on or near the corridor and a lot of that land falls in an Opportunity Zone and is on a public transportation corridor. A giant 8 acre parcel on Gallatin Road across from the now being built Nashville State College sat on the market for years and just now, it became a U-Haul storage facility. We need SMART growth! Help!

L. Sasha Mullins Lassiter  
1100 Berwick Trail

**From: Mickey Skelton <mwskelton@aol.com>**  
**Sent: Tuesday, February 11, 2020 3:01 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Cc: Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>**  
**Subject: 1029 Neely's Bend**

To Whom It May Concern,

We have lived "down the Bend" for almost fifty years. During that time we have seen the schools get more crowded and significant increases in traffic. When we built the home we are still living in forty four years ago, we had one red light going up to Gallatin Road and it took five minutes. Now, we have several red lights and it takes almost ten minutes. Please help those of us who live here to not make things any worse. Thank you for your consideration.

Michael Skelton

**From: Lone Oak Farm <bamboo4you@aol.com>**  
**Sent: Tuesday, February 11, 2020 4:29 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>**  
**Subject: Rezoning of property near Neely's Bend Road and Larkin Springs Road.**

Hello Planning Commission Members and Ms. Tonya Hancock,  
After a great deal of thought, I am voicing my opposition to the rezoning of the property near the old Madison Hospital. We are already trapped in Neely's Bend due to the bottle neck of traffic. The houses being built with the existing zoning is more than our roads can handle. If we change the zoning to allow higher density, we will be creating a disastrous problem that we can't back up from. Please say NO.

Thank you,

Joe E. Willis  
2219 Neely's Bend Road  
Madison, TN 37115  
615-865-9933  
[Bamboo4you@aol.com](mailto:Bamboo4you@aol.com)

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**From:** Julie <[arthur.dent@att.net](mailto:arthur.dent@att.net)>

**Sent:** Tuesday, February 11, 2020 1:32 PM

**To:** Kempf, Lucy (Planning) <[Lucy.Kempf@nashville.gov](mailto:Lucy.Kempf@nashville.gov)>

**Cc:** Hancock, Tonya (Council Member) <[Tonya.Hancock@nashville.gov](mailto:Tonya.Hancock@nashville.gov)>

**Subject:** Opposition to 2020SP-010-001 - Neelys Bend & Hospital Drive

Members of the Metro Planning Commission,

Due to a schedule conflict, I will be unable to attend the Planning Commission meeting on February 13, 2020, but I would like to register my objection to the proposed zoning change at Neelys Bend Road and Hospital Drive.

I am a property owner and resident in the Neelys Bend community and am writing in strong opposition of the proposed rezoning of 8.6-acres of land located at 1029 Neely's Bend Road and Hospital Road from OG and RS10 to SP zoning. This proposed rezoning would in effect exempt these parcels from existing base zoning and allow the shoehorning of 43 single family homes onto 8.6 wooded acres of land. I live at 535 Neelys Bend, so I am very familiar with this neighborhood. This proposed redevelopment plan couldn't be more out of character with the surrounding neighborhood and larger Neelys Bend community.

Schematic images of the proposed dwellings provided by the developer indicates they will be the types of tall-skinny homes on zero lot lines that are found in Nashville's urban neighborhoods. However, Neelys Bend is not an urban neighborhood - it is a semi-rural area located in the GSD and characterized by mid-century Ranch neighborhoods on 0.5 to three-acres lots, riverside estates on large parcels, and small farms.

The proposed redevelopment project would strain existing over-burdened infrastructure in Neelys Bend. Traffic is already dangerous along Neelys Bend Road, which is a narrow, two-lane roadway with no shoulders or pedestrian sidewalks along all but a short area near Gallatin Road and again near the Neelys Bend schools. Traffic is especially dangerous at rush hour, and this development would likely increase the traffic along Neelys Bend Road by some 10-15%. Traffic is already extremely nerve-wracking in front of my house - with speeding cars flying around the curve just above my home, I feel like I take my life into my hands each and every time I pull out of my driveway. And most mornings I spend several minutes waiting on a break in the traffic in order to get on the road to go to work.

Stormwater runoff and flash flooding are already significant problems in Neelys Bend, which is surrounded by the Cumberland River. The topography of this 8.6-acre redevelopment project would increase stormwater runoff dramatically, especially when the existing tree canopy is removed from the forested land for 43 homes, driveways, access roads, and sidewalks. That's a lot of tree canopy replaced with concrete and asphalt shingles along a hillside parcel - we all know what that means for stormwater runoff.

Additionally, the Metro Planning Commission recently approved a large redevelopment project containing over 120 homes (2019S-081-001 Fox Valley Subdivision) just a half-mile down Neelys Bend Road. The neighborhood community expressed serious concerns for that project's adverse impact on traffic, stormwater, and overburdened infrastructure.

In summary, this proposed redevelopment project for 43 more homes would only exacerbate the over development of the Neelys Bend community. Our roads can't handle the additional traffic. Our creeks can't handle the additional stormwater runoff. Our yards can't handle the additional flash flooding. Finally, shoehorning 43 tall-skinny homes on 5 acres of land within the 8.6-acre development is extraordinarily out of character with the surrounding neighborhood and

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community. This project would be fine for an urban neighborhood within the USD, but it is not fine for a semi-rural suburban neighborhood in the GSD.

Therefore, I request that you deny this SP rezoning exemption request.

Thank you,  
Julie Hudson Welch  
535 Neelys Bend Road

**From: Sean Mahoney <bubbagrino@hotmail.com>**  
**Sent: Wednesday, February 12, 2020 11:12 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Neelys Bend**

I live at 1648 Pawnee Trail Madison Tn 37115. I have lived down in the Bend for 32 years.

I firmly OPPOSE the redevelopment and here are some of the reasons why:

The proposed redevelopment project would strain existing over-burdened infrastructure in Neely's Bend. Traffic is already dangerous along Neely's Bend Road, which is a narrow, two-lane roadway with no shoulders or pedestrian sidewalks along all but a short area near the Neely's Bend schools. Traffic is especially dangerous at rush hour, when traffic counts indicated around 500 cars per hour - this development would likely increase the traffic along Neely's Bend Road by some 10-15%.

Stormwater runoff and flash flooding are already significant problems in Neely's Bend, which is surrounded by the Cumberland River. The topography of this 8.6-acre redevelopment project would increase stormwater runoff dramatically, especially when the existing tree canopy is removed from the forested land for 43 homes, driveways, access roads, and sidewalks. That's a lot of tree canopy replaced with concrete and asphalt shingles along a hillside parcel - we all know what that means for stormwater runoff.

Additionally, the Metro Planning Commission recently approved a large redevelopment project containing over 120 homes (2019S-081-001 Fox Valley Subdivision) just a half-mile down Neely's Bend Road. The neighborhood community expressed serious concerns for that project's adverse impact on traffic, stormwater, and overburdened infrastructure.

In summary, this proposed redevelopment project for 43 more homes would only exacerbate the over development of the Neely's Bend community. Our roads can't handle the additional traffic. Our creeks can't handle the additional stormwater runoff. Our yards can't handle the additional flash flooding. Finally, shoehorning 43 tall-skinny homes on 5 acres of land within the 8.6-acre development is extraordinarily out of character with the surrounding neighborhood and community. This project would be fine for an urban neighborhood within the USD, but it is not fine for a semi-rural suburban neighborhood in the GSD.

Therefore, I request that you deny this SP rezoning exemption request.

Thank you for your consideration.

Sincerely,

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Sean Mahoney

**From:** Greg Bullard <gregbullard@comcast.net>  
**Sent:** Wednesday, February 12, 2020 11:29 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2020SP-010-001

Dear Commissioners,

I am writing to express support for a modified plan for the SP zoning for this piece of land.

I would prefer that the only change be made would be that the housing units be reduced to 38 on the total property (roughly RS10 equivalent).

However, if the property as a whole cannot be developed at that I can support this so that the OG zoning goes away and there is no potential of a large office building.

I am acutely aware of the traffic issues on Neelys Bend as I live at 2103 Neelys Bend Road, Madison, TN 37115. I am aware that the development would create more traffic, but far less than the potential if the property was developed as currently zoned.

Thank you for your service,

Greg Bullard  
615-351-1488

**From:** Myrna Closser <myrnaclosser@gmail.com>  
**Sent:** Wednesday, February 12, 2020 12:26 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>; Carolyn Angelo <cangelo@mcesda.org>; Martin Sutton <msutton@mcesda.org>; Pastor Ken <pastorken@madisoncampus.org>  
**Subject:** Thurs. Feb. 13 4-6 Planning Commission Hearing (Against 2 rezoning plans)

To the Planning Commission Members:

Re: **0 Anderson Lane (~513 on map)** rezone 2.6 acres RS7.5 to R6 (multi-family)  
[1029 Neelys Bend Road](#) rezone 8.5 acres RS10 to SP (+5 homes, 3 acres greenspace),

I am a concerned citizen who has lived in or worked in Madison since 1981. **My husband and I currently live at 1729 Hudson Rd. (off of Neelys Bend).** Although I am concerned with the Anderson Ln. rezoning and do not want that rezoning to occur I am writing you with concern primarily with the 1029 Neelys Bend Rd. rezone

My concerns are stated below:

1. **TRAFFIC**- Already too many developments off Neelys' Bend 2 lane rd. to manage heavy traffic patterns (a child was recently hit in an accident at this same intersection at Hospital and Sanitarium intersection)

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I appeal to you to take special note of traffic studies re: a rural road such as 2 lane Neelys Bend and the effect on housing not in congruence with established older neighborhoods on Neelys Bend, particularly further past Larkin Springs toward the dead end Neely's Bend Rd.

2. **Environmental issues** since this particular area on Hospital Rd. is a significant area for dwindling wildlife habitats

3. Restore and **maintain natural beauty**

4. Much of the surrounding area of this land is already officially or unofficially of rich **historic value**

5. There are schools beside this historic property that still use this land for reenacting the Oregon Trail (yearly event)...which adds to the historical and **educational value of this property**.. Talk is already in progress regarding preserving this land to provide outdoor education and appreciation for educational purposes and seeking funding for this purpose...

5. Suggesting donation of this property to the **metro parks and recreation services for educational purposes** as well as environmental concerns and more available to the community.

6. Concern for **water shed** from loss of plant life compromising an already vulnerable flood zone. (would like to suggest this land be turned over to parks and recreation for enjoyment of the community)

Please also consider the following before your vote:

1. Certain portion of this Rd. is privately owned and has not been considered by the developers as far as we know. (Hospital Dr.)

2. Turn lanes painted on Hospital Dr. to help traffic jams at key times since there is lots of traffic before and after school (also not considered by the development plan)

3. Need for Synchronized traffic light on Hospital Dr. with Larkin Springs traffic light would be necessary and has not been considered by this development plan (it is on a dangerous hill making visibility difficult.

4. Plan for the animal habitat destruction (not sufficient with the current plan)

5. Further study needs to be done regarding historical value of this and surrounding property.

Thank you for your attention to these concerns.

Please vote down this development plan or at least defer your vote until the concerns above are addressed.

Sincerely,

Myrna Closser

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**From:** Chelsea Wyatt <cnwyatt22@gmail.com>  
**Sent:** Tuesday, February 11, 2020 11:24 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Fwd: 2020Z-022PR-001

Dear Commissioners,

Please vote no regarding 2020Z-022PR-001. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses.

This will drive families away from our area. This is not how we honor the Starwood Amphitheater site.

Please vote NO!

Thank you,

Chelsea Wyatt

**From:** tonya brown <tmarieb4@me.com>  
**Sent:** Wednesday, February 12, 2020 3:25 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Development in neelys bend 2020SP-010-001,

Members of the Metro Planning Commission,

I am a property owner and resident in the Neely's Bend rural community and I am writing in strong opposition of the proposed rezoning of 8.6-acres of land located at 1029 Neely's Bend Road and Hospital Road from OG and RS10 to SP zoning.

I live on an acre of land surrounded by rolling hills and farm land. I have a small farm myself. We moved from East nashville / Inglewood area to get away from the traffic and overcrowding. Please do not ruin Madison by overpopulating our neighborhood with houses and people like how Inglewood and East nashville have become.

Please remember Neelys bend road is a two lane road with horrible traffic as it is and if you add more houses and development you are creating more of a problem.

I hope you take in to consideration the people's views who actually live in this area.

Thank you,  
Tonya Bradford

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**From:** PATRICIA HYLTON <phylton@comcast.net>  
**Sent:** Wednesday, February 12, 2020 8:08 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Case 2020SP-010-001 Neelys Bend & Hospital Dr.

Dear Commissioners: I am unable to attend the public hearing regarding the above property on February 13 due to recent surgery, but would like my comments to be considered.

I live at 123 Sanitarium Road. I have lived here for over 25 years. My property is adjacent to the property which is subject to this re-zoning request. My home was built in 1948 and sits on approximately 1/4 acre. There are many older homes in the neighborhood with similar lot sizes. It is an old and quiet neighborhood with schools and churches.

The proposed development would substantially increase both the noise and the traffic. We are not talking about 2 or 3 houses of similar aesthetics-- we are talking about **43** houses in that one small area, with virtually no yards, which would not be in keeping with the characteristics and structural appearance of the neighborhood. It would be an eyesore to our community! To allow 43 houses to be built on such a small area would destroy the very integrity of the neighborhood, all so the developer can make a lot of money! It should not be allowed.

I urge you to heed the objections of the citizens of this neighborhood and do NOT recommend this zoning change.

Thank you for your time and consideration.

Sincerely,  
*Patricia Hylton*

**From:** Celeste Holliman <celeste.holliman@gmail.com>  
**Sent:** Thursday, February 13, 2020 12:03 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Case 2020-SP-010-001 Please no zone change to sp

Members of the Metro Planning Commission and Ms. Tonya Hancock,

I'm opposed to Case 2020SP-010-001 Neely's Bend and Hospital Drive. Please vote NO on zoning changes of this property. I am a property owner and resident on Sanitarium Rd. My property's backyard is touching the property line where developers are seeking approval for 43 homes on 8 acres of unique, wooded land.

Before any zoning changes are approved, an unbiased traffic study must be performed. The road is already dangerous for drivers and pedestrians. On January 31st, a 15 year old was hit while waiting for the bus where this development rezoning is proposed. Before any zoning changes add to this dangerous situation, it would be best to assess the impact of the new increase in population. We do not yet know the traffic impact from new developments, like the over 120 being built on what was the Odom Sausage property. If the roads cannot handle the current population it seems a mistake to add development without addressing existing issues. It does not seem right to hurt the existing community's safety to fill the pocket of a developer. We pay property tax and work hard to own homes and land here. Will the developer drive through the traffic to work? Will their children wait on this busy street for the bus?

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I understand that the developer will have to pass codes for storm water and drainage, but this can not be as functional as the system that is naturally occurring. They will not be able to recreate the sturdy network of roots formed by the existing, established trees. It's well known that trees soak up water. Cedars are one of the only trees that will grow so well on limestone and flourish in wet conditions. In fact, there have been many efforts in TN to save cedar glades because of the rare ecosystem they create. Several species of plants and animals were endangered because of the removal of these glades. Tennessee coneflower population is beginning to recover from it's endangered status because of these conservation efforts. (Cedar glade conservation link below) There are many people who believe that the preservation of green spaces will enrich the community. I am currently researching trusts, grants, and any opportunities to present to the current owners (HCA) as an alternative to crowded housing. This would fit better with the Madison Academy Campus and the privately owned pond and trail which many members of the community already enjoy. I need more time to research these opportunities for the community. If this area is rezoned now, it makes it almost impossible to keep this historical education community intact. I ask that reasonable tree preservation measures are enacted and that the fact that some of these trees may classify as heritage trees be considered. I also request exemplary tree mitigation requirements. I want to be reasonable and understand that this area will need to be developed or used in some way so HCA can sell it. I just want to maintain the integrity of my neighborhood's livability and appeal.

If developers want to build on Hospital Dr, then they must do it within the current zoning allowances. The people who live here bought their homes because that is the type of area we wanted to live in, and developers should not be able to change the character of the area via rezoning. I bought my home at 105 Sanitarium Rd in 2014 because of the character of the neighborhood. There is a rich history including my 1945 stone cottage. There are several others houses that are even older on my street. (Links to history below of Madison School/ College /Nashville Agricultural and Normal Institute established 1904)

In summary, Please vote no to rezoning of the property on Neely's Bend and Hospital Rd as SP. This new type of zoning does not fit in the current neighborhood.

Thank you for your time and attention,  
Jennifer Celeste Holliman  
105 Sanitarium Rd  
Madison, TN 37115

For some of the history, please see this link - [https://www.soyinfocenter.com/HSS/madison\\_college\\_and\\_foods.php](https://www.soyinfocenter.com/HSS/madison_college_and_foods.php)

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**From:** itsthe5moores@yahoo.com <itsthe5moores@yahoo.com>  
**Sent:** Thursday, February 13, 2020 9:15 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Proposed rezoning of Hospital Dr at Neelys Bend

To whom it may concern

I am a Nashville native and I'm opposed to the rezoning in Hospital Dr at Neelys Bend. The traffic that will come with the suggested row houses will be astronomical on an already crowded two-lane road. I am hoping you will NOT approve this  
Sincerely, Amanda Moore

**From:** April Parker <peytoms\_mom@comcast.net>  
**Sent:** Thursday, February 13, 2020 9:53 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>  
**Subject:** Case no 2020SP-010-001 Madison, TN

Good morning. We are District 9 residents and live near the above referenced development. We are willing to support if the developers include an official preservation easement for the 3.3 acres they have proposed. It would also be nice to help soften the blow to neighboring properties if they included some kind of decorative stone on the structures that would blend their modern design with a nod to the surrounding area. That's not a deal breaker for us personally, but might be helpful. Additionally, if they have to remove any trees on the easement, they should be replaced with like kind taller saplings so that a visual and sound barrier will still exist between existing homes and new construction.

Thank you,

John & April Parker

**From:** Judy Rose <msjudyrose@yahoo.com>  
**Sent:** Thursday, February 13, 2020 10:41 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Neelys Bend rezoning

Good day.

I recently purchased a home on Neelys Bend Rd.

The traffic in and out of my driveway can be very dangerous with the amount of traffic on this road. To add more vehicles would be an awful decision. Gallatin Rd is already a huge challenge getting onto.

I vote NO on this pending bill.

Judy Rose  
622 Neelys Bend Rd.  
Madison, TN. 37115  
615-218-8116

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## **Comments on February 13, 2020 MPC Agenda Items**

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### **Item 22. 2020Z-006PR-001 West Trinity Lane Various Properties**

**From:** Harvey McDonald <harveymacmcdonald@gmail.com>  
**Sent:** Wednesday, February 12, 2020 3:24 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Support for 2020Z-006PR-001, on Consent Agenda

This is written to support the re - zoning of listed properties on West Trinity Lane, Talbots View, owner.

As Co-Chair of Nashville North By Northeast United, I was directly involved in a comprehensive community process which resulted in important amendments to the Nashville Next Plan.

The amendments, called the Haynes Trinity Plan, called for increased land use density along the West Trinity Lane corridor where these properties front.

In 2018, the MPC adopted those amendments and this project has been designed to comply with the letter and intent of land uses described in the MUG-A classification.

I therefore support the request of Talbots View and urge the Commission to act favorably on the captioned resolution.

Harvey (Mac) McDonald

1222 16th Av S, #302

Nashville, TN 37212

615-498-7159

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### **Item 23. 2020Z-011PR-001 Anderson Lane Unnumbered**

**From:** Barbara Anderson <andersonbj07@gmail.com>  
**Sent:** Wednesday, February 12, 2020 8:03 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Re Case 2020Z-011PR-001at 0 Anderson Lane

My family bought my family house at 625 Anderson Lane in 1965. Since this date we have seen so many changes in our area. After I received the letter about a rezone for the above parcel if felt I needed to express my concerns.

Anderson Lane has become a cut through any time there is a traffic jam on Myatt Drive or Gallatin Road. The traffic is so bad that there are time you cannot get out of your drive to leave. We have had to turn around in the yard to get a better chance of leaving our property. If there is a wreck on Myatt especially at the light, traffic has backed up almost to Snow at the flashing yellow light and you are stuck.

Another issue is speeding. I know this is a city wide problem. We have the rocket motorcycles and speeding cars and trucks all day and night. We have tractor trailers even though there is a sign for no trucks. We had a meeting this past year because of the speeding in the school zone at Amqui School.

At the school when the children are getting out, we have cars lined up both ways on Anderson Lane so to get home you have to go through the side streets or sit there for about 30 minutes. The rezone area is 4 houses from the school which will even compound the traffic problem.

I feel there should be a traffic study conducted before any rezone is approved. I also think the neighbors should have been given more than a few weeks notice. I also think this is probably already a done deal but I would appreciate if you would at least **DO A TRAFFIC STUDY!!**

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### **Item 26. 2020Z-022PR-001 Old Hickory Blvd (Various Properties)**

**From:** Blake Taylor <blake.a.taylor1@gmail.com>  
**Sent:** Tuesday, February 11, 2020 11:25 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Re: 2020Z-022PR-001

Dear commissioners,

Please vote no regarding 2020Z-022PR-001. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses.

This will drive families away from our area. This is not how we honor the Starwood amphitheatre site.

Please vote NO!

Thank you,  
Blake Taylor

**From:** Kim Shumate <Kim.Shumate@migonline.com>  
**Sent:** Tuesday, February 11, 2020 11:39 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** STARWOOD

No industrial buildings. That doesn't help our property value and if you can't put shops and nice places to live then leave it alone. We have enough traffic and we really don't need any extra buildings. Take that to Waldon rd. where the other industrial buildings are.

Thank you

**Kim Shumate**

Sr.Loan Processor  
Mortgage Investors Group  
750 Old Hickory Blvd Suite 130 Bldg Two  
Brentwood, TN 37027  
Office: (615)777-4663  
Fax: (877)-644-2569  
[Kim.Shumate@migonline.com](mailto:Kim.Shumate@migonline.com)  
[www.migonline.com](http://www.migonline.com)

## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**From:** Ross Blake <rossblake05@gmail.com>  
**Sent:** Tuesday, February 11, 2020 12:08 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** 2020Z-022PR-001

Dear commissioners,

Please vote no regarding 2020Z-022PR-001. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses.

This will drive families away from our area. This is not how we honor the Starwood amphitheatre site.

Please vote NO!

**From:** Jennifer Toy <jtoy824@gmail.com>  
**Sent:** Tuesday, February 11, 2020 12:17 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Starwood

Dear commissioners,

Please vote no regarding 2020Z-022PR-001. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses. I've lived in Old Hickory Commons for 11 years and I'd love to see this area thrive like it was promised to us. Not die with industrial buildings.

This will drive families away from our area. This is not how we honor the Starwood amphitheatre site.

Please vote NO!

Sincerely,  
Jennifer Toy

**From:** Jill Blake <jill.elfstrom@gmail.com>  
**Sent:** Tuesday, February 11, 2020 1:40 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Please Vote No

Dear commissioners,

Please vote no regarding 2020Z-022PR-001. Allowing for industrial zoning on this road would ruin our community plan. We desire a community not warehouses.

This will drive families away from our area. This is not how we honor the Starwood amphitheatre site.

Please vote NO!

Thank you,  
Jill Blake  
Antioch, TN

## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**From:** A Daily <deerejohn1130@gmail.com>  
**Sent:** Tuesday, February 11, 2020 3:23 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:**

To whom this may concern,

I wanted to let you know that I do not support the rezoning of Starwood to industrial. This will lower my home price and bring more issues to our road! I as a single mom hope to maintain my home's value. As far as our roads go. They are bad enough as is. Please, please take this into consideration.

Thank you,

Allison Daily

**From:** Phil Nitz <philnitz@gmail.com>  
**Sent:** Tuesday, February 11, 2020 4:20 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Regarding 2020Z-022PR-001

Dear commissioners,

Please vote NO regarding 2020Z-022PR-001. If industrial zoning is permitted on this road, it would ruin the plans for our developing community. Families will be driven away from this area. We want a community, not warehouses.

Thank you.

**Phil Nitz**  
Arranger/Orchestrator  
Nashville, TN  
C:(813) 786-0664  
W:(615) 499-7791  
[philnitz@gmail.com](mailto:philnitz@gmail.com)

## Comments on February 13, 2020 MPC Agenda Items

Received through February 13, 2020

### Item 28. 2020Z-032PR-001 1820 Scovel Street

**From:** Karl Meyer <[karlmeyerng@hotmail.com](mailto:karlmeyerng@hotmail.com)>

**Sent:** Wednesday, February 5, 2020 3:24 PM

**To:** Taylor, Brandon (Council Member) <[Brandon.Taylor@nashville.gov](mailto:Brandon.Taylor@nashville.gov)>

**Cc:** [janetprh@aol.com](mailto:janetprh@aol.com); Garfield Delk <[nnoci@bellsouth.net](mailto:nnoci@bellsouth.net)>; Karl Meyer <[karlmeyerng@hotmail.com](mailto:karlmeyerng@hotmail.com)>; Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>

**Subject:** 1820 Scovel, 37208

Brandon,

I agree with Janet, Garfield, and, I believe, all other members of NNOCI, that every developer seeking a zoning change anywhere within the boundaries of NNOCI, which is almost completely zoned as RS5, and designated for "Neighborhood Maintenance in the Nashville Next Plan, should be advised to appear and present their plan to the NNOCI membership before filing for a zoning change, if they want your okay to their plan.

Sincerely, Karl Meyer, NASHVILLE GREENLANDS and Recording Secretary for NNOCI

**From:** Janet Parham <[janetprh@aol.com](mailto:janetprh@aol.com)>

**Sent:** Wednesday, February 5, 2020 2:17 PM

**To:** Brandon Taylor

**Subject:** HELP! ANOTHER Rezoning Request

Dear Councilman Taylor:

Another rezoning request has AGAIN caught the attention of NNOCI members. The request is to rezone the property at 1820 Scovel Street from Single-family dwellings to a medium-high density residential, intended for multi-family dwellings at 15 units per acre.

We ask that you defer this at the Metro Planning Commission on February 13, 2020 until the applicant can appear before NNOCI and state what his plans are for the property.

It has been no secret that our members want to keep our neighborhoods residential and to allow such a high-density rezoning is counter to our wishes at this time.

In remembrance, you ran on the promise that you would listen to the voters and residents of your district. We ask that you DO NOT APPROVE THIS REZONING REQUEST.

Respectfully,

Janet Parham

NNOCI Management Team

## Comments on February 13, 2020 MPC Agenda Items

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### Short Term Rental Ordinance

#### Item 3. 2020Z-001TX-001 (BL2019-78) and Item 4. 2020Z-002TX-001 (BL2019-79)

**From:** Kevin Adams <magicsportsguy@gmail.com>  
**Sent:** Friday, January 17, 2020 11:59 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

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

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

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

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

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

Please vote NO to all three of these bills.

Sincerely,

Kevin Adams

**From:** chloe moix <cm2bama9414@hotmail.com>  
**Sent:** Friday, January 17, 2020 12:03 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

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

Short Term Rental Ordinance  
Item 3. 2020Z-001TX-001 (BL2019-78) and Item 4. 2020Z-002TX-001 (BL2019-79)

## Comments on February 13, 2020 MPC Agenda Items

Received through February 13, 2020

**From:** Mike Nichols <mike@mikenichols.com>  
**Sent:** Friday, January 17, 2020 12:52 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

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

**From:** Jason <gullojp2000@yahoo.com>  
**Sent:** Monday, January 20, 2020 4:39 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

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.

Jason P Gullo  
(615) 972-7377

**From:** Brant Lyons <brant.k.lyons@gmail.com>  
**Sent:** Tuesday, January 21, 2020 6:15 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

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

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## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**From:** Robyn Taylor-Drake <robynt11@gmail.com>  
**Sent:** Thursday, January 30, 2020 1:55 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** BL2019-111

Please vote NO, as this will create hardship for strp owners who have been operating within the law and paying fees and taxes. There has to be a better way!

Thank you.

Robyn Taylor-Drake

**From:** Amanda Brown <amanda.r.brown23@gmail.com>  
**Sent:** Monday, February 3, 2020 4:50 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Please vote NO

Hello Members,

I'm writing to respectfully ask you to vote NO on BL2019-111. Applying such zones is causing serious detriment to the ability to keep up with housing prices and rates in Nashville.

Having the ability to operate a short term rental responsibly has allowed my family to still live in Nashville instead of uprooting to the outskirts and seriously and adversely affecting my daughter and I.

This is all a matter of responsible STRP management and respect. Please do the right thing and vote NO.

With Gratitude,

Amanda Brown

**From:** seth@littlefriendsphoto.com <seth@littlefriendsphoto.com>  
**Sent:** Tuesday, February 4, 2020 9:39 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Council Members <CouncilMembers@nashville.gov>  
**Subject:** Vote NO on Bill BL2019-111

Dear Planning Commission and Council Members,

Please vote NO on [Bill BL2019-111](#).

This bill is a violation of the rights of home owners in Nashville and is clearly propoganda from major hotel companies currently developing properties in the city.

Thank you.

Cheers,

Seth Casteel

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## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**From:** Bryant Ransom <bryanransom@me.com>  
**Sent:** Tuesday, February 4, 2020 2:23 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Tonight's meeting

Please, vote NO on BL2019-111 tonight. The passing of this would be detrimental to the many small business that have helped our great city during its times of growth.

Thank you,

Bryant Ransom, PT, DPT, GCS, CEEAA  
731-225-3345

**From:** Sharon Hill <sh1955@aol.com>  
**Sent:** Thursday, February 6, 2020 9:38 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote YES on BL2019-111

Save our neighborhoods! The people that live in Davidson County should not have their property values reduced and enjoyment of their homes impinged upon by people whose only concern is making a profit.

**From:** Elizabeth Burnett <izzyeddeleman@yahoo.com>  
**Sent:** Friday, February 7, 2020 7:47 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** PLEASE Vote NO on Bill BL2019-79

To Whom It May Concern:

I have an Owner Occupied permit on my primary residence for the past three years.

I have a step grand-son in MA who is ill and I travel back and forth to MA several times a year to help out my step son's family. When I am gone for more than a couple of days, I allow tourists to use my house.

My house is a 2BR/2BA house and far from a party house. I have never had a problem with a guests nor do my neighbors mind if I rent out my home on a short-term basis.

I need the additional income that my home generates when I am out of town.

This bill would prohibit me from renting out my house 4-5 weeks a year.

I hope that you will seriously consider voting "NO" on Bill BL2019-79.

Thank you.

Elizabeth Burnett

**From:** Alece Ronzino <[alece@gritandglory.com](mailto:alece@gritandglory.com)>  
**Sent:** Monday, February 10, 2020 9:28:58 AM  
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## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**To: Milligan, Lisa (Planning)** <[Lisa.Milligan@nashville.gov](mailto:Lisa.Milligan@nashville.gov)>

**Subject: BL2019-79**

*RE: Text Amendment 2020Z-002TX-001 / Council Bill No. BL2019-79*

Ms. Milligan:

I have read through the staff report and recommendations regarding this owner occupied short-term rental bill. This legislation is of particular interest to me as I have been a permitted owner occupied short-term rental host for 5 years now. While 99% of the time, I rent out just a bedroom in my home, I am thankful for the option to rent out my entire home when I am traveling for work or on vacation. I appreciate the staff recommendation to remove the homeowner absence prohibition, and I wanted to reach out to you personally with some concerns and questions I have about the remainder of the recommendations.

It feels troubling to add more regulations with the stated goal of simplifying enforcement. There are so many STR laws and regulations already in place, and enforcement should be a priority without the addition of yet even more prohibitions. The city of Nashville has spent almost \$1 million on Host Compliance, yet the tool remains largely underutilized with hundreds to thousands of unpermitted, unlawful STRs continuing to operate. I'm sure you can understand how frustrating and disappointing that is for those of us who work hard to stay compliant and to operate within the regulatory boundaries. Enforcement should be able to be prioritized without having to pass yet another law in order to do so. The data Host Compliance provides regarding these unpermitted STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens.

Additionally, as a lawful, true resident owner occupied host, I absolutely want to see those who are making false claims of residency weeded out. Owner occupied status should only belong to those who actually reside in their home. The aim of simplifying enforcement could also be achieved with stricter requirements for proving residency, such as requiring a driver's license/state ID card and voter's registration card and/or IRS documentation, rather than also accepting easily adjusted items like bank statements. A true resident would have no problem supplying what's needed. It seems unjustified to restrict genuine owner occupied hosts from renting our entire home when we travel (as many musicians, nurses, educators, and senior citizens do) as a means to weed out fraudulent hosts. Enforcement should not come at the expense of those following the law.

Another concern I have is how this enforcement would even work in light of the Tennessee Short Term Rental Unit Act, which grandfathers permit holders under the laws that were in place at the time their permits were obtained. If Codes is going to initiate enforcement action against owner occupied whole home listings flagged by Host Compliance, this will put undue and improper burden (time, money, legal) on those of us who should not be impacted by such enforcements due to our grandfathered status. It seems inevitable that many of us will be forced to legally (and expensively) defend our state-granted right of grandfathering because of how challenging it would be within Codes to track the laws that were in place when each permit was issued prior to enforcing a new regulation of this nature.

In light of these concerns, I oppose Bill BL2019-79 and respectfully request that you take these issues into consideration in regards to the best course of action for proceeding with this bill. Any insight you can provide regarding these concerns would be greatly appreciated.

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Thank you,

Alece Ronzino  
1027 McClurkin Ave.  
Nashville, TN 37206

**From:** HPA Treasurer <hpatreasurer@hardingacademy.us>  
**Sent:** Monday, February 10, 2020 6:13 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on BL2019-79

Please vote NO on bill BL2019-79.

Allison Jones  
118 Pembroke Avenue, 37205

**From:** Kellie Clark Von Schipmann <kelli\_von@hotmail.com>  
**Sent:** Monday, February 10, 2020 7:18 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Jeff Syracuse <jeff@jeffsyracuse.com>  
**Subject:** Vote NO on BL2019-79

Please vote NO on bill BL2019-79.

It is due to being able to Share my home and hospitality on a Short Term Rental Platform that I am able to keep my children's childhood home after my divorce. The Bill being proposed would take away a large portion of my income.

Please punish those breaking the rules. Let those of us following the rules that have already been put in place continue to welcome guests into our homes.

Thank you,  
Kellie Von Schipmann  
615-915-8658

**From:** Jamie Duncan <jamie@buildnashville.tn.com>  
**Sent:** Monday, February 10, 2020 7:47 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on BL2019-79

Hello. My address is 1807 Castleman Drive Nashville, TN 37215. Please vote NO on bill BL2019-79. This is a clear violation of individual owner's property rights. Not to mention, so many funds will be lost by the reduction in the contributions to The Barnes Funds by lowering the number of STR that are in Nashville. Affordable housing is critical for Nashville's continued success and the revenue from STR is the only thing funding The Barnes Fund at this time.

Thank you!  
Jamie Duncan  
615-545-4733

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## **Comments on February 13, 2020 MPC Agenda Items**

Received through February 13, 2020

**From:** Andrea Brown <andrea.brown10@icloud.com>  
**Sent:** Monday, February 10, 2020 7:44 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on BL2019-79

I am writing as a native nashville an native and raised in this area to ask you to please vote NO on bill BL2019-79. I understand the need to control some parts of STRPs as they are not run with the neighbors and the city in mind, however, there are plenty of responsible owners who have small properties like my DADU who take care in who they allow to stay and are quick to respond to any issues.

I believe that this bill as written hurts the travel industry in Nashville as many people come here and want affordable and comfortable places to stay that are not hotels. It really is the way many people prefer to travel and if they cannot travel that way they may prefer other cities who have the options. In addition, those people such as teachers, healthcare workers, musicians etc that are the core of our city will be hurt by this bill. If we cannot list a "whole home" especially a guest house or mother-in-law or DADU as whole home, they will be overlooked and not allow for these people to even live inside the city limits.

I ask that you at least change the verbiage of the law to allow separate buildings such as these to be listed as whole home and possibly to allow for certain times or percentages of time that an actual home where the owner resides to be listed- ie when a musician is on tour or a teacher out for summer or a healthcare worker who is working 4 straight days.

Thank you for your consideration in keeping our city thriving with visitors and for the responsible hosts out there.

Please vote NO on bill BL2019-79

Sincerely,  
Andrea L. Brown

**From:** Samantha Nelson <mrs\_samanthanelson@icloud.com>  
**Sent:** Monday, February 10, 2020 8:49 PM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on BL2019-79

*Please vote NO on bill BL2019-79.*

*The stated intent of simplifying enforcement is troubling. Enforcement should be able to be prioritized without having to pass yet another law in order to do so.*

*The city of Nashville spent almost \$1 million on Host Compliance, a tool for municipalities to use to enforce their short-term rental regulations.*

*The data Host Compliance provides regarding unpermitted and nuisance STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens*

Thank you,

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Samantha Nelson

**From: Mike Jobe <mike.job@gmail.com>**  
**Sent: Monday, February 10, 2020 9:45 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Please vote NO on BL2019-79**

Planning commissioners,

Please vote NO on BL2019-79.

Thank you so much for listening to the short-term rental community, and those of use who run a safe and quiet Owner-occupied STR.

Michael Jobe  
1015 Bate Ave, Nashville, TN.

**From: Sandy Beasley <sandybeasley7@gmail.com>**  
**Sent: Monday, February 10, 2020 10:32 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Please read this so I don't have to talk Thursday night! Thank you! Vote NO on BL2019-79**

I am an "Owner Operator" permitted with the support of my neighbors in May of 2017. I didn't just go to the neighbors required for my permit but to all those I had come to know and love since moving into the neighborhood the year before. Everyone had my phone number and the Hotline number when it came out but no one has ever had to use them regarding guests . (Honestly my neighbors are more concerned with who the renters will be next door.) At first I notified my neighbors who I booked until they told me it wasn't necessary. I love my home. I love my neighbors. I love Nashville. I love hosting. But right now I fight fear.

- Fear that BL 2019-79 will take away the "passive" income that allows me to have my own affordable housing. I'm retired, I travel, I sleepover with my 2 year old granddaughter in West Nashville, so I host when I'm gone not when I'm home.
- Fear because "complainers complain" but I'm sure none of my neighbors would think it necessary to meet with you to say they have no complaints regarding my hosting.
- Fear because in the 2 years I've earned 5\* Super Host status and given 5\* to every guest, that wouldn't have been possible if I couldn't list "Whole House". I have Jack & Jill bedrooms and a sleeper sofa. I would be the "uninvited guest" or "party crasher" to the grandparents in town for a baby baptism, the momma from Brazil here for a week cooking for her son graduating from Vanderbilt, the family with a son with sensory issues who can't stay in a hotel, the parents of a Lipscomb grad and golf team member who have a garden party for 10 (my permission & neighbors), for the extended family that can't all fit in grandma's house up the street, all those wanting a home not a hotel room. (And by the way, I hand pick my guests, if they aren't a good fit for my home or neighborhood I politely suggest housing that meets their needs.) •Fear because being gone 15 hours isn't an option for me. It ends my right to earn a living on my own property. Property I pay taxes on, HOT, Business tax, state tax and will soon have the "privilege" of paying my 600% higher permit

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fee. I can afford my house payment but as you know the cost of living has continued to rise. I'm all for Host Compliance shutting down unpermitted and nuisance STR's. But those of us that strive hard to be exemplary hosts for our guests, neighborhoods, and the city of Nashville should be respected for our efforts to comply thus far.

- Fear that being "grandfathered in" may one day not be something I can count on.

- Fear that those not permitted will continue to grow and go "underground". I heard that word a couple weeks ago in a coffee shop. While waiting on a daughter to join me I heard "not permitted" from 2 women seated close to me. Apparently one was not permitted and felt it was too late so she'd stay "underground".

I bought my 1986 1400 sq ft townhouse (no HOA) in 2016 for upper \$290k. Last week the unit across the backyard from me sold for over \$400k. I honestly couldn't afford to live in my neighborhood but it's not STRs that are driving the price. I live where affordable, medium income homes are bulldozed for the ever growing single family "smallest million dollar houses in America."

Despite the fear I believe there is room for responsible hosts. There is a cloud of fear around hosting being created in Nashville. Tourists have many housing options and STRs are what many prefer. Welcome guests with all their preferences and permitted hospitality hosts with all theirs.

If you never been in an STR call and come see me. I'll fix you a glass of ice tea or coffee and show you around.

Seriously, if you have any questions or comments I'd love a chance to dialogue but one on one works best for me so tell me when and where because I rather not speak at the Commission meeting!

Please vote no on BL 2019-79.

Please feel free to comment here as well.

Thank you for your time and the privilege of hosting, Sandy Beasley

1002 B Noelton Ave.  
Nashville TN 37204  
(859)771-1057

Please vote NO on bill BL2019-79.

**From:** Jim Silcox <jpsilcox16@gmail.com>  
**Sent:** Tuesday, February 11, 2020 12:35 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** Vote NO on BL2019-79

Good Day,

My name is Jimmy Silcox. I am the owner/occupier of a STRP at 945 Chickasaw Ave, Nashville, TN 37207. I have a legal permit to operate a short term rental out of my home. I am writing in opposition to BL2019-79. I am currently serving overseas in the US Navy and while I am on US Navy orders responsibly rent my home on a short term basis. I am a

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resident of Nashville. I know and respect my neighbors and therefore I have very strict rules for my short term rental. I have never had a complaint and if there were to be a complaint, I would handle it swiftly and respectfully. I am writing because I believe BL2019-79 unjustly targets members of the military who responsibly rent their homes while on deployment as well as any other home owner who is doing the same. I say responsibly because there are already laws and rules in Nashville which govern how short term rentals should operate. The rules that are in place should be more than enough to handle out of control or illegally operating short term rentals. Why is Metro Nashville continuing to attempt to punish law abiding citizens, especially members of the military?

I hope that you consider my objection to BL2019-79 and vote against it on my behalf. Thank you very much for considering my voice and concerns.

Respectfully,

Jimmy Silcox

Lieutenant Commander, United States Navy

Chief Engineer, General Jackson Showboat

**From: Dawson Morris <dawson@gtmusicgroup.com>**

**Sent: Tuesday, February 11, 2020 8:11 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Vote NO on BL2019-79**

Please vote NO on bill BL2019-79.

Thanks,

Dawson Morris

**From: Arlon Jay Staggs <arlon@arlonjaystaggs.com>**

**Sent: Tuesday, February 11, 2020 8:37 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Vote NO on bill BL2019-79**

Dear Commissioners:

Please vote NO on bill BL2019-79.

As a Nashvillian, your neighbor, and responsible homeowner, I am gravely concerned and I'm writing to ask you to please vote NO on bill BL2019-79.

Currently, I am taking care of aging parents who live in Alabama while also juggling a low-residency master's degree program which requires me to travel away from Nashville three times per year for up to 14 days at a time to attend live class sessions. I also must be away in Florence, Alabama from time to time when my parents need my assistance.

These regulations would make it so that I have to quit school since I could no longer afford it, and I would be forced to move away from Nashville. My parents' care would also be compromised.

Short Term Rental Ordinance

Item 3. 2020Z-001TX-001 (BL2019-78) and Item 4. 2020Z-002TX-001 (BL2019-79)



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Under these new regulations, anyone who, like me, travels for their jobs (musicians, educators, medical professionals, military) and anyone who rents their home when traveling would be unable to rent their entire homes out. This would impact many people's ability to afford to keep their homes here in Nashville.

I understand that my permit would be "grandfathered in," However, The stated intent of simplifying enforcement is troubling. Enforcement should be able to be prioritized without having to pass yet another law in order to do so. The city of Nashville spent almost \$1 million on *Host Compliance*, a tool for municipalities to use to enforce their short-term rental regulations. The data *Host Compliance* provides regarding unpermitted and nuisance STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens.

In addition, How exactly will this simplify enforcement when it comes to those grandfathered in under the Tennessee Short Term Rental Unit Act? Codes would need to consider the laws that were in place at the time each individual permit was granted prior to initiating enforcement action, which seems unlikely. Sweeping enforcement actions would put undue burden (in terms of time, money, and legal defense) on those who should not be impacted due to their grandfathered status.

Please do not support this over-reaching, unnecessary, and deeply troubling regulation which will directly harm many of your neighbors.

**Please vote NO on bill BL2019-79.**

**Thank you!**

**Arlon Staggs**

**939 Seymour Ave.**

**Nashville, TN 37206**

**From: Bethany Chism <bethanyrenee@gmail.com>**

**Sent: Tuesday, February 11, 2020 9:58 AM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Vote NO on BL2019-79**

Hello,

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

My concerns are as follows:

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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.

The stated intent of simplifying enforcement is troubling. Enforcement should be able to be prioritized without having to pass yet another law in order to do so. The city of Nashville spent almost \$1 million on Host Compliance, a tool for municipalities to use to enforce their short-term rental regulations. The data Host Compliance provides regarding unpermitted and nuisance STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens. I see dozens of apparently non-permitted STRs, and I believe the focus of Host Compliance should be on investigating and shutting down these unpermitted STRs, instead of spending time and effort coming after those of us who are operating legally.

Please vote NO on bill BL2019-79.

Regards,  
Bethany Chism  
508 Arrington Street  
Nashville, TN 37207

**From: Elizabeth Smith <e.smith.3060@gmail.com>**  
**Sent: Tuesday, February 11, 2020 10:47 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Vote NO on BL2019-79**

Dear Planning Commissioners:

I am strongly opposed to this bill. I have been a tax paying, permitted owner-occupied short term rental host since the inception of the permit process. I offer a suite of rooms on the second floor of my home, and I do not understand how this bill will improve the quality of life or simplify enforcement. Adding more regulation to the already cumbersome STR portion of the Code will inflict even more hardship on law abiding hosts. Haven't we expended almost 1 million *precious* tax dollars on Host Compliance for the purpose of enforcement? What is the exact problem this bill solves? I would love to see some data proving that we actually have quantifiable issues with owner occupied hosts like me.

It would appear that this legislation directly targets hard working Nashvillians (not out of state investors) who need the extra income to survive in the "it city". We average Joes are beginning to feel unwelcome in our own town.

Elizabeth Smith

**1800 Russell St, Nashville, TN 37206**

**From: Jacque Schultz <jac304166@yahoo.com>**  
**Sent: Tuesday, February 11, 2020 10:22 PM**

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**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Vote NO on BL2019-79**

Please vote NO on bill BL2019-79.

Attn : Council Members

The proposed revisions within this bill are unnecessary changes and too restrictive on the personal rights of the homeowner.

I have been involved since the birth of short term rentals began in Nashville, and the concept appealed to me at the same time the downturn in the economy caused me to decide to close my neighborhood coffee shop. I have persisted and sustained through the long and challenging, ongoing legislative process to grow my STR always legally, conscientiously, and with pride to give me a fulfilling way to keep working and to provide myself with a stable income in retirement. It is folks like myself that are the ideal STR owner-managers. Virtually, all of the problems and bad press has come from the city issuing permits to developers who built houses in neighborhoods solely to run as vacation rentals, which have notoriously become the "party houses" that in turn have reflected poorly on all vacation rentals. The private homeowner operators are the examples of how the home-sharing industry began and became a popular and lucrative means to work at home and to provide a needed service. Stressing through the years of metro juggling revision and maneuvering new legislation to bombard us with bill after bill is unfair and unjust towards the "little guys/mama-papa" businesses.

Again, the proposed revisions in this bill are unnecessary "over regulation", and therefore, too restrictive. Please vote NO.

Jacque Schultz - 3933 Moss Rose Dr - Nashville 37216

**From: Austin Cyr <cyr.austin@gmail.com>**

**Sent: Tuesday, February 11, 2020 11:14 PM**

**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**

**Subject: Vote NO on BL2019-79**

Dear Planning Commissioners,

Please Vote No on BL2019-79.

This bill would make it impossible for me to rent out my home while I travel for work or vacation with my family. I like to share our home when we travel to help defray the costs of our vacations or make a little more money during business travel.

Hosting has allowed us to pay for a good montessori pre-school for my son this past year and helped us get out of debt. We also utilize a neighbor who has limited income to help clean our unit.

If and when Nashville gets the Super Bowl in the future, I wouldn't be able to rent out my home to guests while I get away, like many did in Miami this past year.

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The recommended wording seems to imply that private-entrance guest suites etc., which may not fall under the legal definition of "accessory apartment", may still be restricted. Can you clarify what is a "legal accessory apartment?"

The stated intent of simplifying enforcement is troubling. Enforcement should be able to be prioritized without having to pass yet another law in order to do so. The city of Nashville spent almost \$1 million on *Host Compliance*, a tool for municipalities to use to enforce their short-term rental regulations. The data *Host Compliance* provides regarding unpermitted and nuisance STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens.

How exactly will this simplify enforcement when it comes to those grandfathered in under the Tennessee Short Term Rental Unit Act? Codes would need to consider the laws that were in place at the time each individual permit was granted prior to initiating enforcement action, which seems unlikely. Sweeping enforcement actions would put undue burden (in terms of time, money, and legal defense) on those who should not be impacted due to their grandfathered status.

Thanks

Austin Cyr

912 Strouse Ave

**From: Brittany Cyr <brittanyhcy@gmail.com>**  
**Sent: Tuesday, February 11, 2020 11:27 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Please Vote No on BL 2019-79**

Dear Planning Commissioners,

Please Vote No on BL2019-79.

This bill would make it impossible for me to rent out my home while I travel for work or vacation with my family. I like to share our home when we travel to help defray the costs of our vacations or make a little more money during business travel.

Hosting has allowed us to pay for a good montessori pre-school for my son this past year and helped us get out of debt. We also utilize a neighbor who has limited income to help clean our unit.

If and when Nashville gets the Super Bowl in the future, I wouldn't be able to rent out my home to guests while I get away, like many did in Miami this past year.

The recommended wording seems to imply that private-entrance guest suites etc., which may not fall under the legal definition of "accessory apartment", may still be restricted. Can you clarify what is a "legal accessory apartment?"

The stated intent of simplifying enforcement is troubling. Enforcement should be able to be prioritized without having to pass yet another law in order to do so. The city of Nashville spent almost \$1 million on *Host Compliance*, a tool for municipalities to use to enforce their short-term rental regulations. The data *Host Compliance* provides regarding Short Term Rental Ordinance Item 3. 2020Z-001TX-001 (BL2019-78) and Item 4. 2020Z-002TX-001 (BL2019-79)

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unpermitted and nuisance STRs can and should be investigated in order to shut down those who are knowingly gaming the system at the expense of law-abiding citizens.

How exactly will this simplify enforcement when it comes to those grandfathered in under the Tennessee Short Term Rental Unit Act? Codes would need to consider the laws that were in place at the time each individual permit was granted prior to initiating enforcement action, which seems unlikely. Sweeping enforcement actions would put undue burden (in terms of time, money, and legal defense) on those who should not be impacted due to their grandfathered status.

Thanks

Brittany Cyr  
912 Strouse Ave

**From: Pruitt Coffey <pruitthcoffey@gmail.com>**  
**Sent: Wednesday, February 12, 2020 1:48 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Vote NO on BL2019-79**

Good afternoon,

I am writing in opposition of BL2019-79. I do not understand really what is the point of this bill? Supposedly to help with regulation and enforcement, but I do not see how this helps to improve enforcement of STR's better than the regulations already in place ie the \$1Million purchase of Host Compliance. Also, those grandfathered in would be able to keep their listing as "whole home", not falling in line with what supposedly is to help enforcement per this bill, defeating the purpose. I agree with the the recommendation to get rid of the homeowner absence prohibition, as many people only rent when they are away from home. I think that allowing DADOs and accessory apartments to be listed as 'whole home' is an improvement, but also state again I feel it is contradictory to the claim that a single family home could not be listed this way as well if the reasoning is only to help with regulation and enforcement.

Respectfully,  
Pruitt Coffey  
1016 Mansfield St

**From: John Lightstone <jlighty80@gmail.com>**  
**Sent: Wednesday, February 12, 2020 5:36 PM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: (Please) Vote NO on BL2019-79**

Hello there. My name is John Lightstone. I live at 1321A Little Hamilton Ave, 37203. In addition to being an upstanding Nashville resident, I'm also an 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 BL2019-79 and in support of short term rentals 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 how and why:

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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 small 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, 78, and 79 were introduced in 2019, I was already dealing with the legal repercussions of my permit suddenly being revoked that same year, roughly six months after being issued due to a reinterpretation of BL2017-608 (yes, the one regarding HPRs). Indeed, even as a legally permitted owner-occupied host who is grandfathered-in by state law, I was still forced to spend thousands in legal fees to save my permit, and thus my home. To put it lightly, this almost ruined me financially (not to mention psychologically & 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.

BL2019-79 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, 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, each with their own reasons for hosting today, tomorrow, or down the road.

Please do not let a few bad apples, and certain hospitality influences based outside of Nashville, hurt local hosts who are helping to elevate our city and local hospitality by doing STR the right way—local hosts who include teachers, musicians, artists, nurses, military professionals, law enforcement, etc. Please don't let Nashville become an unwelcoming place for Nashvillians just like you, and hopeless romantics like me. Just like with any other pursuit of happiness, hosting is a means to an end for us.

As a responsible host, 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 when off site. How legally operating hosts became catch-all scapegoats is deeply troubling, especially when all the data points to an altogether more positive picture.

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, it's starting to feel a lot like harassment.

Believe it or not, however, even after all this, I'm still hoping to leverage my STR experience as a stepping stone into Short Term Rental Ordinance

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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.

So I ask you to please vote no on BL2019-79. Thanks for lending an ear. I appreciate your time.

John

**From: Rajan Rajbhandari <rajan3@gmail.com>**  
**Sent: Thursday, February 13, 2020 7:41 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Vote NO on BL2019-79**

Please vote NO on bill BL2019-79.

**From: Paige Eilenberg <paige.eilenberg@gmail.com>**  
**Sent: Thursday, February 13, 2020 8:09 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Vote NO on BL2019-79**

Please vote NO on bill BL2019-79.

I travel frequently for work, and I rent out my home while traveling. This bill would significantly affect my ability to afford to kept my home, as I would not be able to rent my whole home while away, and there would be no way for me to return every 15 hours as I'd be out of town.

Even when in town, I am frequently gone for more than 15 hours at a time.

This bill would also be extremely difficult to enforce. There are simpler ways to assist bill enforcement. This bill, as with many others, would primarily impact those of us who have already been following the rules already.

PLEASE vote no on this bill. I greatly rely on the income generated by my STRP.

Paige Eilenberg McConnell  
1620 Northview Ave  
Nashville, TN 37216

**From: Gail Greene <gbaumhardt8210@gmail.com>**  
**Sent: Thursday, February 13, 2020 8:38 AM**  
**To: Planning Commissioners <Planning.Commissioners@nashville.gov>**  
**Subject: Vote NO on BL2019-79**

Please vote NO on bill BL2019-79.

Best,  
Gail Greene  
4105 Brush Hill Rd  
Nashville TN 37216

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**From:** Nathan Pyle <nathan.s.pyle@gmail.com>  
**Sent:** Thursday, February 13, 2020 9:49 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Cc:** Parker, Sean (Council Member) <Sean.Parker@nashville.gov>  
**Subject:** Re: Vote NO on Bills BL2019-78, BL2019-79, & BL2019-111

Hello,

I am following up on my **opposition to BL2019-79**. My concerns are as follows:

**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. I do understand there is a recommendation for an exemption for "legally permitted detached accessory dwelling units and legally permitted accessory apartments" to still be rented as "whole home" spaces. BUT our city is full of traveling musicians, educators, medical professionals, military, and others who rent their entire homes while traveling for their jobs. Even with this exemption, the bill would no longer allow them to do so, which, for many, may impact their ability to afford keeping their home here in Nashville. If a host is comfortable allowing guest to use their personal bedroom, this shouldn't be the governments decision. Even if the host denies access to their personal bedroom, if said traveling professional wants to rent out their entire home they should be able to indicate that appropriately on hosting websites by listing as "whole home."

Lastly, it is my understanding that there has been a recommendation to omit the homeowner absence prohibition which I strongly support. Besides my previous point that this would grossly overstep reasonable privacy bounds. If for some reason this ends up not being removed, I'd go as far as making the argument that if we are going to dictate that a person cannot spend more than 15 consecutive hours in a 24 hour period of time away from their OO home that this same rule should apply to city council and the planning commission as well. In order for a council member and planning commissioner to appropriately do their job, I'd say that a city council member and planning commissioner must not leave their district for more than 15 consecutive hours in a 24 hour period of time to ensure they are readily available for their constituents/district.

**From:** PATRICIA WILLIAMS <phwilliams2@comcast.net>  
**Sent:** Thursday, February 13, 2020 10:43 AM  
**To:** Planning Commissioners <Planning.Commissioners@nashville.gov>  
**Subject:** BL2019-78 an BL2019-79

I am writing to ask you to please approve these two bills for the benefit of our neighborhoods.

Thank you!

Pat Williams, Member  
Coalition for Nashville Neighborhoods  
4301 Elkins Avenue  
Nashville, TN 37209

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