

Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020

From: [Joe P](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Thursday, February 13, 2020 5:16:58 PM

Please vote NO on bill BL2019-79.

My brother, David Pritchard, who did so much to try to better our neighborhood in Chestnut Hill, sadly passed away in 2018 from cancer. He left this home to me and I have been trying to keep the house that I live in instead of having to sell to developers. In order for me to do this, I have been renovating and just started renting out the upper level as short term vacation rental.

It seems that when I start to have hope that this could allow me to hang onto my home, I constantly see certain individuals on the news proposing bills and laws to make what I'm trying to do very difficult if not impossible to experience any success for all my efforts.

It is nothing but discouragement and negativity for someone like me who is just trying to stay in my own home.

This has been such a trying experience and all I'm trying to do is stay in Nashville and my home.

Please vote no on this negative proposal that is clearly designed to discourage and prevent people like me from keeping our homes.

Sincerely,
Joe Pritchard

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Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020

From: [Gibbs, Grant S.](#)
To: [Planning Commissioners](#)
Subject: BL2019-79 is a waste of taxpayers money
Date: Thursday, February 13, 2020 5:29:09 PM

Please vote NO on bill BL2019-79. Short term rentals give average citizens the means to make extra money to afford this growing city. Please look at this bill from our eyes, thanks.

Regards,

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

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Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Brady O'Rourke](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Thursday, February 13, 2020 10:03:33 PM

Please vote NO on bill BL2019-79. Please help keep our local economy strong by allowing these tourism dollars to flow back to people who live in Nashville.

Making additional income has allowed me and my partner open two businesses.

Please vote no.

Thank you,

Brady O'Rourke

O: 615-873-0707
M: 443-255-8199

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Blake Kinsman](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Thursday, February 13, 2020 10:39:28 PM

Please vote NO on bill BL2019-79.

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Stephanie](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Friday, February 14, 2020 2:00:40 PM

Please vote NO on bill BL2019-79.

This bill would make it difficult for STRP-holders like me to make the extra money I use to pay my mortgage. I am a teacher and my short term rental, consisting of an in-law suite in my house, helps me offset the cost of homeownership.

I hope that when you are working on legislation for STRPs, you consider the small businesses like mine (which makes less than \$15,000 of yearly revenue) as different from the large companies/operations that have multiple non-owner occupied listings. I believe those large operations should be regulated and taxed differently from small STRP-holders like me.

Please vote no on BL2019-79 and consider the impact on the small STRP businesses when writing these regulations.

Thank you for your time.

Sincerely,
Stephanie Gollobin

stephanie.gollobin@gmail.com
1608 Overcreek Ct.
Nashville, TN 37217

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Daniel Robinson](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Friday, February 14, 2020 5:57:34 PM

Please vote NO on bill BL2019-79.

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Andrea Rutherford](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79
Date: Saturday, February 15, 2020 10:28:04 PM

Please vote NO on bill BL2019-79.

Thank you!
Andrea at 620 Belgium Dr, Hermitage 37076

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Whitson, Chris C.](#)
To: [Planning Commissioners](#)
Subject: Text Amendment 2020Z-001TX-001; BL2019-78
Date: Friday, February 21, 2020 11:27:55 AM

Commissioners:

I would like to suggest an Amendment to Bill 2019-78, which is on your docket as Text Amendment 2020Z-001TX-001, namely that it have an effective date of 1/1/22 so that it is consistent with Bill No. 2019-1633, which was previously passed by the Council after much discussion and negotiation between the various constituencies, and which established the Zoning Districts in which NOO STRP's could be established .

Truthfully, I rarely get involved with STRPs. However, a long-standing client of our firm might be in a difficult situation if this Bill passes, as currently drafted; and they are representative of other property owners in similar situations. Our firm represents three individuals who (i) purchased property in 2018 in a zoning district that allowed NOO STRP, (ii) have currently invested in excess of \$12,000,000 to develop the property to accommodate NOO STRPs, (iii) have already begun construction with an anticipated completion date for phase 1 of just a few months from now, and (iv) have specifically followed all Metro requirements, including obtaining a demolition permit, grading permit, building permit, forming the HOA with Metro, and coordinating with Metro Water and Storm Water. Bill No. 2019-1633, which limited the Zoning Districts which allow NOO STRP was subsequently passed. However, in recognition that there were a number of property owners, who had relied upon the previous zoning regime for NOO STRPs, Bill No. 2019-1633 incorporated an effective date of 1/1/22 in order to permit those who had substantial investments on the line to complete their work in progress.

I would request that the Commission include in its recommendation to the Council that proposed Bill No. 2019-78 include an effective date of 1/1/22, following the precedent from Bill No. 2019-1633. This would promote consistency within the Zoning Code in the area of STRPs. Further, this modification would, in the name of fundamental fairness to those who relied on the then-existing Code, provide sufficient time for those already in process to complete their projects. I hope you will consider this proposed amendment to Bill 2019-078.

Thank you for your consideration. Chris Whitson



150 3rd Ave. South, Suite 1100
Nashville TN 37201

Chris Whitson

cwhitson@srvhlaw.com
Direct: (615) 742-4530 Main: (615) 742-4200
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[SRVH](#) | [V-Card](#) | [Twitter](#) | [LinkedIn](#)

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Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020

error or call (615) 742-4200.

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Craig Freiberg](#)
To: [Planning Commissioners](#)
Subject: Bill 2019-78
Date: Friday, February 21, 2020 12:14:08 PM

Dear Planning Commissioner's,

I am writing to the Planning Committee about Bill No.2019-78. I have a complex that I have invested millions of dollars in that is close to an inactive church. I will potentially lose my entire investment if this bill passes. I have followed all of the rules set forth by Metro and plan on leaving the STRP development business. The rules seem to perpetually change and this affects thousands of local Nashville real estate investors and professionals. Personally, I have already substantially started my units so I'm unable to stop the development. I would ask or perhaps beg you to mirror this bill to Bill No. 2019-1633, which has a start date of 1/1/22. While I know everyone seems to hate STRP's, these have provided an enormous revenue boost to Nashville. The intention of Councilwoman Allen (Bill No. 2019-1633) was to not harm anyone. This is why Councilwoman Allen met with her constituents and the entire real estate community. Councilman Sledge has not met with the real estate community. If this bill passes in its current form, I will go bankrupt and will be forced to seek legal actions. The development community is naturally going to avoid STRP developments going forward! However, please mirror the start dates of Councilman Allen's bill so nobody gets harmed. Thank you for your consideration. Please reach out to me with any questions or concerns. I'm always available.

Best,

Craig Freiberg
615-815-4281

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Tony Harris](#)
To: [Planning Commissioners](#)
Subject: BL2019-78
Date: Friday, February 21, 2020 1:49:40 PM

Dear Commissioners:

I certainly appreciate the work each of you do and the times we have worked together on various project rezonings through the years. As you may or may not know, our firm works on many types of construction projects in Metro Nashville, anything from office buildings, retail buildings, affordable housing projects, infill projects, to hotels, apartments and STRP as well. We are an approved small business through Metro Nashville and we appreciate the opportunities this affords.

The bill BL2019-78 has really disrupted some projects we were expecting to start the first part of this year. Is there any way to amend the bill to align with the previous bill BL2019-1633 in regards to an effective date? With the number of months it takes to handle all upfront work before a project can ever begin, a new bill with uncertainty and interpretation such as this one not allowing for a grace period for projects already in design, permitting or construction can create huge gaps in workflow that cannot be quickly replaced. While the market is busy, projects take longer to design and permit than they take to build. Many small businesses simply cannot staff up to meet these type of fluctuations and start/stops on many projects, and this can cause really busy years to be really unsuccessful years because the opportunity fails to materialize and all of the upfront planning time is lost.

I do appreciate your continued efforts to define proper locations for STRP projects, but I ask that further consideration be provided in regards to introducing another new bill causing such a disruption to the workflow of so many companies that work in Nashville. Many projects sit in permitting for 8 months or so, and no grace period such as what was considered previously on BL2019-1633 does not seem fair or just. I ask that there be some type of amendment for a grace period or an effective date. Thank you for your consideration.

Sincerely,

Tony Harris

Avenue Construction, LLC



1501 Franklin Rd
Brentwood, TN 37027
615-467-6330
615-587-2192 cell

“If everyone is thinking alike, then somebody isn’t thinking.” George S. Patton

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Kamal Saba](#)
To: [Planning Commissioners](#)
Subject: BL2019-78
Date: Friday, February 21, 2020 6:59:07 PM

Dear Planning Commissioners,

I urge you to reconsider the staff recommendation that claims that there were complaints made on 480 short term rental properties that were 100 feet away from a church. This is data that is not available to us, I am a Realtor representing an entire development that has been planning and construction for 2 years, where we are allowing home owners to rent their units as short term rentals. My clients are LOCALS, who have invested into Nashville time and time again, not just in real estate, but in retail, grocery and restaurants. This will have a lasting effect and impact on them and their livelihood. Please don't hurt the good players in your city while trying to eliminate the bad ones not playing by the rules.

The bill is also very vague, is this high schools and below? Or college campuses as well, college's consist of mainly legal adults.

Please, i urge you to defer this bill until everyone this will affect has the chance to read the same data that you are receiving. And that we get more clarity on the make up of the bill. There should also be some type of grace period for people who are underway with projects.

Please do not pass this until you give everyone a chance. Thank you.

Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020

From: [Laura Dahl](#)
To: [Planning Commissioners](#)
Subject: BL2019-78
Date: Friday, February 21, 2020 7:01:26 PM

I hereby request that you share the data that staff used in order to form their recommendation regarding this new "setback law". I strongly request a deferral until such time as that data is shared and independently verified.

I believe this recommendation was made on false data and information and affects property owner rights in an incredible way. Too important to pass this without proper data.

Laura Dahl

Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020

From: [Chris Koch](#)
To: [Planning Commissioners](#)
Subject: Request for BL2019-78
Date: Friday, February 21, 2020 9:29:05 PM

Hello Commissioners,

I am writing to request a copy of the data that staff used to form their recommendation for this bill. I have reason to believe the data used was false or at best, inaccurate, and I would like a chance to review the actual data, along with an independent third party. If this data is not available, I request a deferral of this bill until such time that the data is shared and independently verified.

Thank you,

Chris Koch
1013 Gilmore Ave.
Nashville, TN 37204

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Ashley Boykin](#)
To: [Planning Commissioners](#)
Subject: BL2019-78 Data Request for NOO STR 100 feet rule
Date: Saturday, February 22, 2020 9:29:25 AM

I'm requesting that you share the data that staff used in order to form their recommendation. I am requesting a deferral until such time as that data is shared and independently verified.

--



[Nashville/Middle TN Online Relocation Guide](#)

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Leisa Wilcox](#)
To: [Planning Commissioners](#)
Subject: Please Vote NO on BL2019-78
Date: Saturday, February 22, 2020 12:05:04 PM
Attachments: [volta-kingdom hall.PNG](#)

Please, please vote NO on Bill BL2019-78!

I own a NOO STRP that would be affected by this bill, but also I find it a very discriminating bill overall. If there is the necessity to keep these properties away from churches, etc -- then it stands to reason that these rules must apply to all hotels as well.

My property is in an enclosed condo building in Inglewood. Behind the building, there is a parking lot...then a row of tall trees...then the back of a church building (see attached photo). The residents and short-term renters both only park their cars and walk into the building. They aren't bothering the church at all. Why are we limiting the property rights of these owners who purchased a property with zoning which does not limit short-term rentals...and now penalize them?

I live down the street at 1117 McChesney Ave, Nashville, TN 37216. Besides affecting me personally, I just don't think this is a good and fair (or necessary) bill.

I urge you to please vote no on this bill!

Leisa Wilcox
1117 McChesney Ave
Nashville, TN 37216

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Randy Wilcox](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-78
Date: Saturday, February 22, 2020 12:35:18 PM

Dear Planning Commissioners,

I am unable to attend the next meeting and request that you please vote NO on Bill BL2019-78.

As an STRP investment property owner, I find this bill overly restrictive to the many of us who have invested in STRP's. Furthermore it seems like a big double standard if it's not being enforced for hotels that fall within the bill's proposed minimum distance requirements.

GRANDFATHERING? If the bill does pass and we have been a permitted NOO at one of our properties, are we grandfathered in as long as we have a renewed permit?

My sincere hope is that you take into account all the tax revenue that OO and NOO STRP's have brought into Metro Nashville in the last few years and vote NO on this bill

Kenneth Randall Wilcox
1117 McChesney Ave
Nashville TN, 37216

Thanks,

-Randy Wilcox

Once Blind Studios, LLC
615-942-2930
randy@onceblindstudios.com
onceblindstudios.com

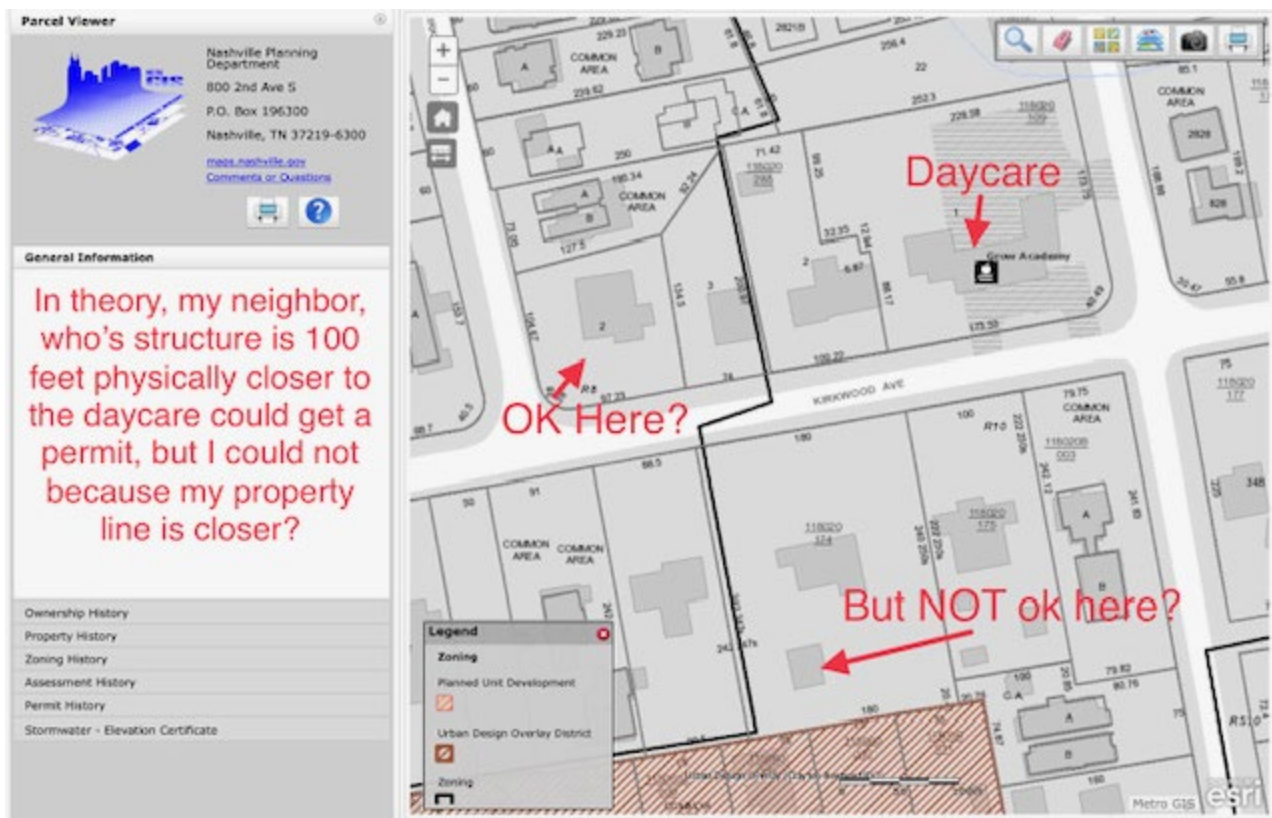
Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Newell Anderson](#)
To: [Planning Commissioners](#); [Council Members](#); [Colby Sledge](#)
Subject: Vote NO on BL2019-78.
Date: Monday, February 24, 2020 7:04:51 AM

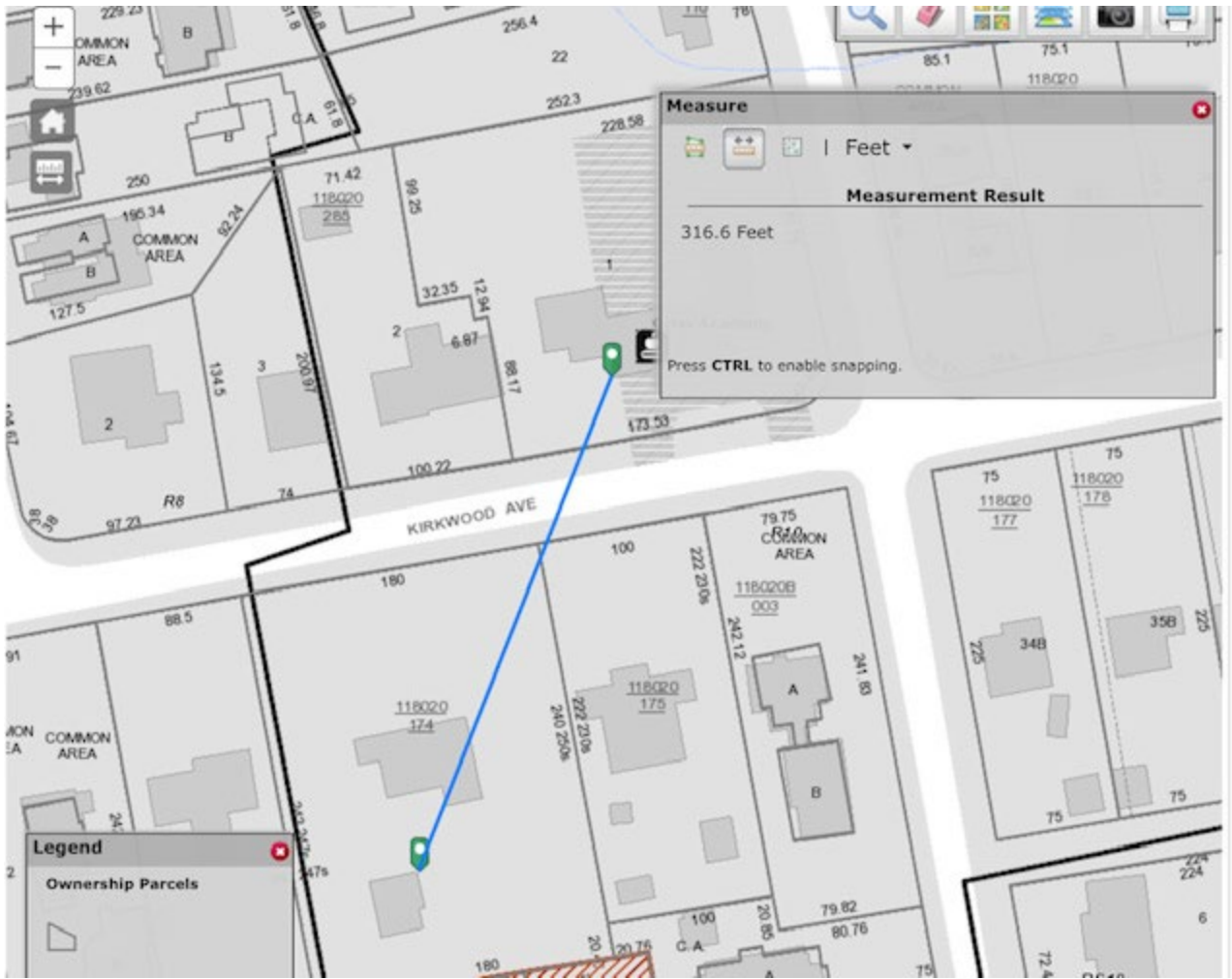
Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78. Particularly if it includes the modified wording as it pertains to measuring property line to property line rather than the originally proposed structure to structure. As a homeowner in Councilman Sledge's district, I find it unfair that I would not be able to one day rent out a DADU in my own backyard as an Owner occupied STR because my property happens to be large enough to get within 100 feet of the property line of a daycare. In fact, I noticed that under this proposed rule my neighbor who's house would be 100 feet closer to the day care than my Dadu would be able to get a permit, but I could not. See my screen shots below:

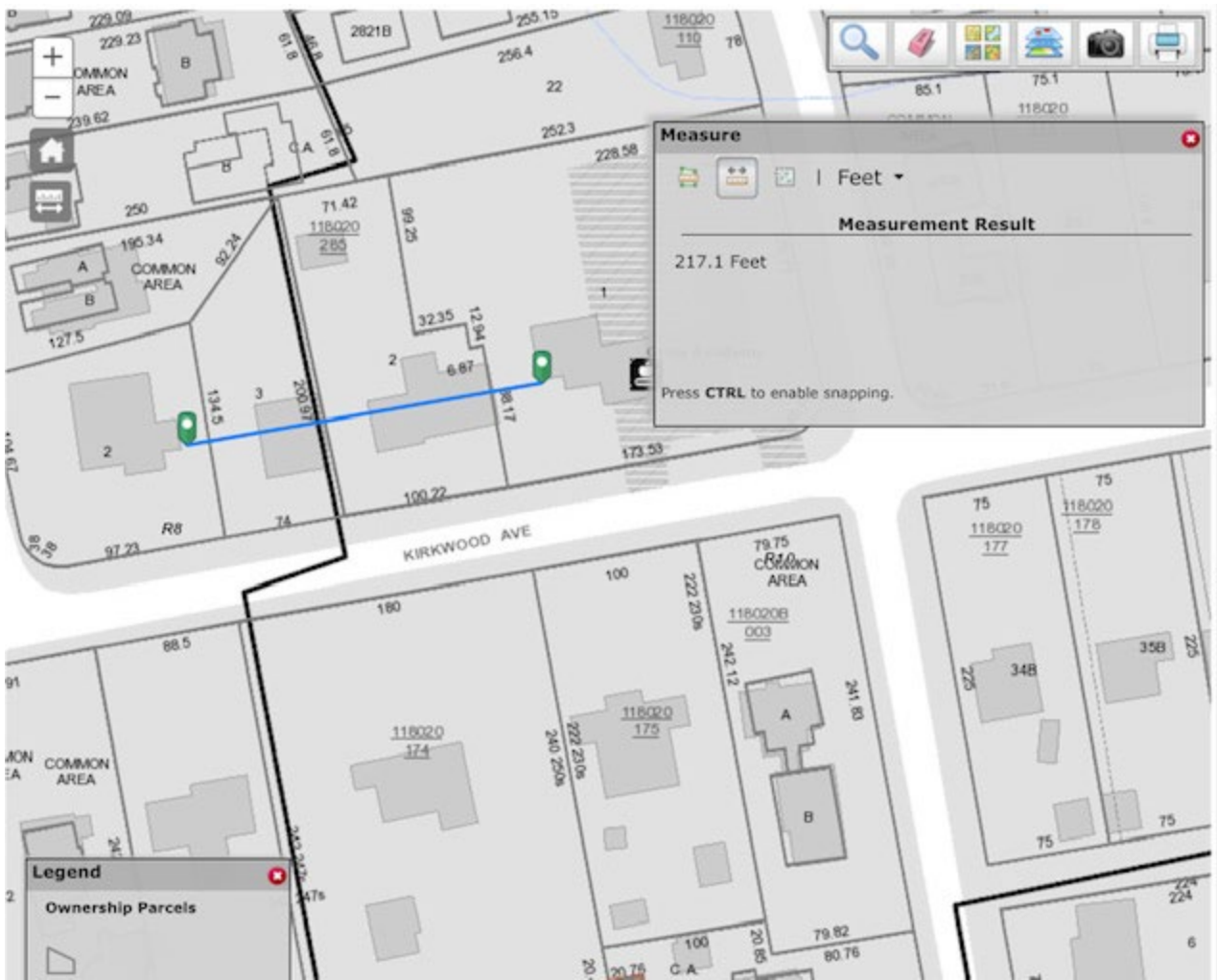
Sincerely,
Newell Anderson
821 Kirkwood Ave



Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020



Comments on February 27, 2020 MPC Agenda Items
Received through February 27, 2020



Newell Anderson

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Kate Dore](#)
To: [Planning Commissioners](#)
Cc: Brett.withers@nashville.gov
Subject: Agenda Item 3
Date: Monday, February 24, 2020 1:32:55 PM

Hello -

I'm writing to voice my disapproval for Agenda Item #3 (BL2019-78). I live alone in a two-bedroom home adjacent to the Montessori School on Porter Road. I've owned the property since 2009.

There are already a bunch of other owner-occupied STR permits nearby. This new proposal places an unfair restriction on homeowners (like myself) who happen to live within the 100-foot boundary. If we qualify, we should have the same opportunity as the neighbors to supplement our income.

Thank you for your consideration!

Kate Dore

803 Porter Rd, Nashville, TN 37206

[Website](#) - [Twitter](#) - [Facebook](#) - [LinkedIn](#) - [Pinterest](#) - [Instagram](#)

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Michael Alexandra Lipman](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Monday, February 24, 2020 5:33:50 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78.

Thank you!

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Eric Brasher](#)
To: [Planning Commissioners](#)
Subject: Vote NO on BL2019-79 - Personally Affected
Date: Monday, February 24, 2020 10:24:33 PM

I am writing today with a great concern about a specific property I own that will be affected by this bill BL2019-78 but also overall as a Davidson County property owner. I am the owner of 829 Lischey Ave., the old East Nashville BBQ and live 866 feet away in my personal home with my young family.

To briefly summarize the affected property I own, I will layout the process and stage I am at. I purchased this property in the summer of 2018, filed for an upzoning to MUL yet dropped the pursuit as Planning recommended that I keep the CN zoning. I obliged.

I then went to the BZA asking for a special exception for setbacks and height. While being on the consent list, we were met with one person in opposition, our southern neighbor, Pastor William Lloyd of the Lord's Tabernacle Baptist Church. We sat down during the meeting and I described our intention of building a development that would be STR eligible. After talking through the development we came to an agreement that I shall construct a fence to his liking and that our rooftop decks would not be visible from his property. I obliged and the conditions were written as the conditions of the BZA approval.

I since went forward designing this project with the neighborhood in mind staying within the guidelines before me. We have paid special attention to detail to the aesthetics and ability to use the ground floor commercial space to service the neighborhood. This property is at the corner of two major collector streets, Lischey Avenue and Cleveland Street and situated in a great fashion to not interfere with the neighborhood. While investing our life savings into this project we have already begun pulling permits and starting the work. A change this late in the rules that I have stringently followed would be absolutely devastating to my family.

I would like to return to the bill and its progression from submittal to the stage it's at now.

First this bill was submitted by Councilperson Colby Sledge, with no supporting documentation of churches, parks or day cares reaching out to him with hopes or expectations for creating the bill to begin with. So in order to create this bill, he found something that he could tie it to, the retail beer permit, Section 7.08.090., although STR properties cannot and do not sell beer.

Then, Planning added to the measured distance requirement from building to building to their proposed lot line to lot line for the simple reason of, and I quote, "to allow for utilization of the city GIS to measure, allowing for easier implementation of the requirement." While being accommodating to Planning being able to implement, shouldn't all parties involved have an opportunity to be considered?

Following this addition, it was presented that the Planning Commission asked staff to provide additional research regarding the impact of this proposal.

- 1) Ramifications of how many eligible properties would be affected. **ANSWER FROM FINDINGS - Unsure because the research would take the staff too long and only be a guess.**
- 2) Where the STR's are currently allowed in relation to the uses outlined. **ANSWER FROM FINDINGS - Not directly addressed in their responses.**

3) Locations of sensitive uses. **ANSWER FROM FINDINGS - Not directly addressed in their responses.**

4) Current infractions with their relationship to those distances and focus on future eligible properties. **ANSWER FROM FINDINGS - Unable to draw any conclusions at this time.**

The supporting research findings came back as completely subjective to the approach lacking facts that should usually be the anchor of decisions. With such impactful changes at stake such our my story I feel more care should be taken or timelines of grandfathering.

1/2) The number of impacted units response was that it would actually, "take significant staff time and would be, at best an estimate". Once again, resulting back to an "easier" route regardless of the fact that this decision could be drastically affecting the value of properties and as mentioned, my life savings.

4) The compiled complaints that were gathered from not only the STR hotline, but also Codes' Property Standards Violations and calls to Police. While specifically noting that all of these complaints could range from noise, to tall grass, to abandoned vehicles to suspicious people and violent crimes. Then to conclude that, "Given the complexities of the data sources and types of calls, staff urges caution drawing detailed conclusions at this time".

So from the very beginning of this bill which was submitted by mere personal opinion linked to an existing beer permit statute, Planning then chose to embolden and add the route of suggesting it's easier to measure from the office, to all supporting research to be non-factual and incorrectly focused on the properties that fall within this one hundred foot area. I find this to be very disturbing that this is the path suggested to affecting 14,076 acres.

How many other local Nashvillians will have their lives affected by last minute drastic changes to what was first deemed their property right?

If this is truly to be passed, shouldn't there be an opportunity of grandfathering of current projects opposed to delivering a devisting change midway through the process?

Every question Metro asks of it's developments has to be thoroughly backed with supporting documentation, so shouldn't the facts also be the driving force here?

With your respected position of power over privately owned land comes a great responsibility to act outside of emotions brought about by STRs and the responsibility to act within the confines of well calculated decisions supported by facts as you have the power to affect values and investments of your constituents that could affect the rest of their lives. I truly hope that this spurs thoughts and conversations about how this request should be looked at, addressed and handled as it seems to be far from being properly vetted through.

I request that these findings are revisited with a foundation of facts that could be applied to the actual effect of this bill. I also respectfully request that while dealing with such a impactful measure that a third party consultant be assigned the true impact of such a drastic move of a change such as this.

--

Regards,

Eric Brasher
707-235-8314

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [John Hays](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Tuesday, February 25, 2020 1:02:27 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78. I believe that council members have not been given accurate information regarding the issues that this bill is written to resolve. In actuality, there isn't an issue.

It is estimated that STRP guests stay 1.4M nights per year in Nashville. Taking a spot sample of 363 individual complaints over the last three years, the following was observed.

Of the 363 complaints, only 72 were on properties with a non-owner occupied (NOO) short term rental permit. That is 19.83% of properly permitted properties.

Of the 72 properties, 43 were issues that can be classified as a negative secondary effect. That is 11.85% of the 363 complaints.

For every 100,000 nights that guests stay in STRs in Nashville, Metro receives about four secondary negative complaints from properties with NOO permits. That is 4.3/100ths of a percent. 4.3/100ths! 4.3/100ths is not a problem.

However, let's dive a little deeper. Of the 43 referenced complaints, three were within 100 feet of a church, school, daycare or park. Of those three, two were in residential neighborhoods, and the third was reported by MNP as "no violation found".

This proposed bill would be passed to address .275% of properties with a complaint.

As Matt Davis reminded us at the last hearing on this bill, committee members are asked to make recommendations in conformance with the General Plan, also known as NashvilleNext.

Two points of foundation of this plan include promoting economic prosperity and responsive, efficient government. This bill will bury many multi-million dollar projects currently underway in Davidson County, funded by Nashville banks and employing Nashville residents. By passing this legislation, council will not be upholding the responsibilities that it has been charged with and will be hurting many people and small businesses that have not had any problems. This bill will NOT allow for responsive and efficient government. According to Bill Herbert, Metro Codes Administration Director, this legislation would be incredibly difficult to enforce.

In light of this information, PLEASE vote NO on BL2019-78.

Sincerely,

John Hays
710 Melpark Drive
Nashville, TN 37204

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Sharon Graham](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Tuesday, February 25, 2020 4:46:52 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78.

Sent from my iPhone

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Chris Morris](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Tuesday, February 25, 2020 6:37:34 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78. This bill makes no logical sense and will hurt the local families who operate an STRP.

-C

...Via iPhone...

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Sandy Beasley](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Tuesday, February 25, 2020 7:57:09 PM

Dear Planning Commission and Metro Council:

You've heard from so many in opposition to this bill. As a newer member of this community I have a couple concerns that may not be new but I need to express.

•First, it is shocking the number of bills being generated to restrict or prohibit STR's, especially when compared to other businesses in Davidson County. When I went to apply for my business license, STRs were the only business with their own box (labeled STR) attached to the counter listing all that was required for STRs to permit & license. I am alarmed at commission meetings when a commissioner(s) isn't even sure why y'all are dealing one of these STR bills. Also the fact that a bill(s) was being passed back to council when I am unclear as to whether a couple commissioners truly had a clear enough understanding of STRs to be making a decision. This is not to be insulting, just an observation. These bills will impact not only STR owners but also Nashville's tourists, those seeking to relocate, stay in neighborhoods near family, who select STR's over the hotel industry. At the last commission meeting I attended, 2 of us spoke in opposition to the bill and then commission discussion began. I really regretted that there is not the opportunity to offer input or clarity into or at the conclusion of your discussion. I understand the process but like I said, I'm new to this and these bills matter too much for the impact of them not to be fully comprehended when deciding a "yes" or "no". I've offered before, I'd be glad to meet and speak with any one of you to talk about STR.

•My second concern with this bill is are hotels, restaurants, clubs, bars, liquor stores, fraternity/sorority houses, gas stations (anywhere public drunkenness, partying, public disturbance potentially occur)etc being held to this measuring standard? If it's to be imposed on STR's be fair and require the same of others. Please don't pass on a bill that singles out only STR's location related to churches, schools, parks, playgrounds. It is concerning to see the new guidelines for measuring lot lines and how fast the bill would be imposed if this bill passed.

The majority of STRs rent responsibly. Please know my desire is to protect my home, my neighborhood, my Nashville while at the same time providing a guest experience that leaves them wanting to visit Nashville again. Don't penalize me for the few who give STRs a bad name.

PLEASE vote NO on Bill BL2019-78.

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

(859)771-1057

Sent from my iPhone

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Dianne Stine](#)
To: [Planning Commissioners](#); [Council Members](#)
Cc: nashvibe1050@gmail.com
Subject: Vote NO on BL2019-78.
Date: Tuesday, February 25, 2020 8:44:51 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78.

Dianne Stine



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Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Darin Cunningham](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Please watch this from Darin Cunningham 1015 12th Ave S Nashville, RE: BL2019-78.
Date: Tuesday, February 25, 2020 9:11:56 PM

All,

1. **Please confirm receipt of this email.** I typically only seem to get 3-5 people that respond and would love to know you have read and care about my message.

2. I cannot attend the Planning Commission meeting or the Council meeting so I have included a video below for your viewing in lieu of it. Please watch it.

PLEASE WATCH THIS VIDEO: I will be able to tell how many people watched this because the beauty of youtube is you can see how many people watch it.

<https://www.youtube.com/watch?v=UrWI35-e2sU&feature=youtu.be>

3. BL2019-78 is simply another bill that has no credible factual data behind that is significant enough to enact a bill. **This is creating a solution to a nonexistent problem.**

4. This bill does not address the vested grandfathering rights of projects that in under construction. First, I think it would be extremely radical to see a bill like this considered, but I have learned that if it is a bill against STR's, whether it makes sense or not, there are a certain number of council members that simply will vote for it because it harms STR's. So I guess I have to prepare for the fact that this might actually be considered. If it is considered, you have to enact a grandfathering clause for all projects under construction. But again, it would be silly to see this bill through so hopefully we won't have to address this part.

I have taken a lot of time to put this together and I ask that you give the courtesy in reading it and taking it all into consideration before voting in favor of a bill that only harms property owners and does not do anything to help anyone other than a put a smile on the face of someone that has taken a stance that all short-term rentals and their owners are problematic. These bills truly make me feel that some members of council get joy from seeing investors harmed.

STATUS OF REVIEW

Planning commission asked staff for additional information regarding this proposal 1-16-20 because we came equipped with statistics that demonstrated they were proposing to create a solution to a nonexistent problem. They specifically asked for:

- Ramifications on how eligible properties would be affected
- Where STR's currently are allowed in relation to the used outlined
- Locations of sensitive uses
- Current infractions with their relationship to those distances and focus on future eligible properties

It seems reasonable to request this information to see if there is a problem. Here is the information they provided back in regards to each request:

- Ramifications on how eligible properties would be affected
 - **It would be difficult to estimate the potential number of units currently permissible that would not longer be permitted on these parcels without doing a parcel by parcel evaluation. This would take significant time and would be, at best and estimate.**
 - My thoughts are that unless they dedicate the "significant time" to assist in determining if there is in fact a problem, they should not make a recommendation on approving this. To summarize this, they basically said it would take too much time to determine the ramifications on how eligible properties would be affected, they are going to forego doing the research and not be concerned with the affects of this on current properties, despite acting as if they had concerns and requesting research.
- Where STR's currently are allowed in relation to the uses outlined
 - **Their research indicates that there are currently 810 properties within the 100' boundary.**
 - They went on to add some statistics about a 158% increase from 2018 compared to 165% increase beyond the boundary. This statistic seems irrelevant. They did not elaborate and add data of how many complaints were logged specifically against these 810 units. If they had data to support a problem, this would be a great place to interject it but since they do not have data, it is not imputed here.
- Locations of sensitive uses
 - **There is nothing specific here other than what it already referenced above**
- Current infractions with their relationship to those distances and focus on future eligible properties
 - **Reviewing complaints for an 18-month period from 2019 - 2019, 62% of sites with at least one not owner occupied permit during this time within the buffer area had a complaint compared to 48% beyond the buffer area. GIVEN THE COMPLEXITIES OF THE DATA SOURCES AND TYPES OF CALLS, STAFF URGES CAUTION DRAWING DETAILED CONCLUSIONS AT THIS TIME.**
 - Even a biased author sees that you cannot draw conclusions from this data where they are trying their best to skew a statistic and omit pertinent details to demonstrate a problem that we all know is nonexistent. These referenced infractions are not specific to

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

STR's. They are infractions in areas where STR's are located. Let's also not forget that many STR's have been erected in low-income high-crime areas. So, you cannot draw a conclusion accurately to an area that the STR's are the cause of the problems on that street or area. What you can do is the actual research that we did and it shows the following. **THIS IS EXTREMELY IMPORTANT:**

1. IN THE LAST 3 YEARS (I SAID 1 YEAR IN MY VIDEO) ONLY 3 COMPLAINTS THAT WERE FILED WERE AGAINST NOO ADDRESSES WITHIN 100' OF A CHURCH, SCHOOL, DAYCARE OR PARK. OF THOSE, 2 WERE IN R AND RS ZONING AND YOU ARE ALREADY ADDRESSED THESE PROPERTIES. 1 WAS ACTUALLY FOUND TO BE A VALIDATED COMPLAINT AND A FINE ENSUED. THE OTHER WAS MARKED "NO VIOLATION FOUND"

2. DOES THE PROPOSED LEGISLATION SOLVE ANYTHING?

3. IF YOU SOMEHOW BELIEVE THERE IS A PROBLEM BEING SOLVED, DOES THIS SOLUTION DO MORE HARM THAN GOOD? DO YOU HAVE ADDITIONAL PEOPLE IN PLACE TO ENFORCE THIS? IT IS WORTH THE TIME OF STAFF MEMBERS?

ANALYSIS

Limiting the number of not owner-occupied short term rentals in proximity to civic uses increases the likelihood that more long term residents could live near and access community uses easily, consistent with many goals of NashvilleNext. Staff recommends approval of this amendment and to change the distance rule to 100' from parcel to parcel to make it easier implementation.

This is an attempt to try to hide behind the goals of NashvilleNext. One of the goals of NashvilleNext is also to "create economic prosperity" and by trying to take away STR's, you are directly decreasing tax revenue which can only be exchanged by a property tax increase. Increasing property taxes which are a part of one's overall cost of living in Nashville, does not fall in line with the goal of NashvilleNext to "create economic prosperity". Not to mention the number of local people the you will be financially harming.

They are not worried about measuring from building to building in the bar, strip club, or swingers club rule, but damn those short-term rentals. We need to make sure we are more strict on them and make is easier for staff to measure. God forbid you have to go out and measure before you financially crush someone by taking their permit away or ability to transfer the sale to someone that will also get a permit.

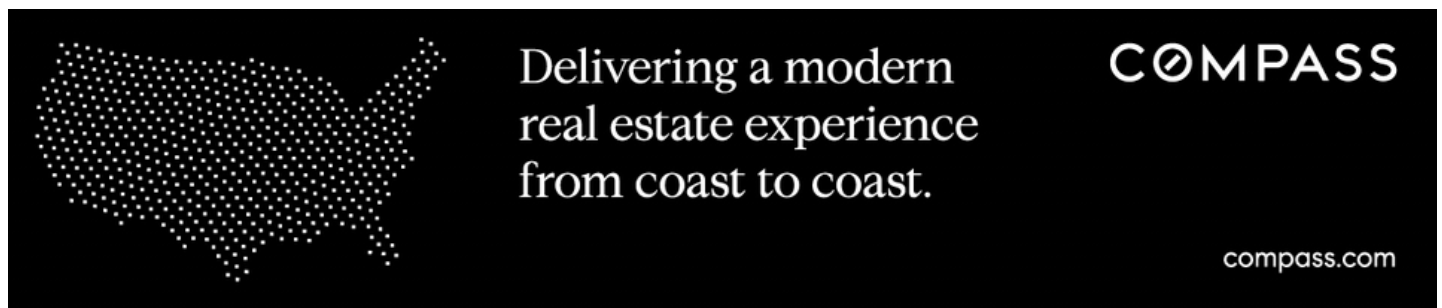
They have really done no credible research that indicates there are any problems. We have done massive amounts of research that is verified and clearly indicates there is not a problem. It is crystal clear that they are simply doing anything they can to try to demonstrate that STR's are problematic when in fact, those that play by the rules are not problematic.

PLEASE VOTE NO ON THIS BILL. IT SIMPLY DOES NOT MAKE SENSE!

Darin Cunningham, Broker
Real Estate Sales and Investments
THE CUNNINGHAM TEAM
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Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Michael Gomez](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Wednesday, February 26, 2020 5:25:48 PM

Dear Planning Commission and Metro Council:

I hope this email finds you well!

It has come to my attention that the data that has been presented to you regarding the amount of complaints/ violations that STRS in close proximity to churches, parks and schools might not be accurate and includes complaints such as tall grass etc..

I ask you to consider delaying this vote until you have all the accurate information in front of you. We can help you sort it out if needed as we know STRS already take a lot of your time that could be used in issues with more importance to our County.

Thank you for your time and consideration,

Michael Gomez
Real Estate Broker, a Legal Short Term Rental operator and a Resident of Davison County.
615.613.4461

Cell: **615.613.4461**
www.MichaelGomezBroker.com
"Proud to be an American"

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Tom Smith](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Wednesday, February 26, 2020 5:53:45 PM

Dear Planning Commission and Metro Council:

Please vote NO on Bill BL2019-78.

We've invested in an area that is a Federally designated Qualified Opportunity Zone. We identified this area as a great opportunity for non-owner occupied short term rental properties as it was in a neighborhood that is made up entirely of a commercial zoning (OR20). We have invested a considerable amount of money and resources in this area believing it was up to metro code, zoning and planning restrictions on NOO STR properties.

Our buildings are more than 100ft "structure to structure" from a community resource center (zoned as a daycare), but the property corners do not meet this newly added restriction. We hope to continue to be able to make significant investments in this blighted area, but a bill like BL2019-78 makes it very difficult to continue this significant investment.

Thank you for your consideration.

Tom Smith
881 Tyne Blvd, Nashville, TN 37220
615.969.6076

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Withers, Brett \(Council Member\)](#)
To: [Planning Commissioners](#)
Cc: [Planning Staff](#)
Subject: Re: Feedback about Agenda Item 3: BL2019-78 for STRP minimum distance requirements
Date: Thursday, February 27, 2020 9:59:30 AM

Commissions:

I would like to clarify a point that I made in paragraph five. Obviously, the Metro Council has already passed legislation that limits non-owner-occupied STR permits in residential zoning districts. What I meant to convey was an option to limit this ordinance's application to non-owner-occupied STR permits on commercial or mixed-use parcels that are surrounded on two or more sides by residential zoning districts such as the many "commercial corner" pockets that exist in the midst of mostly residential neighborhoods. This option could address concerns about non-owner STRs in mostly residential areas without applying to the commercial corridors themselves. Thank you again for considering this suggestion that has been raised to me by property owners along some of those commercial corridors.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

From: Withers, Brett (Council Member)
Sent: Thursday, February 27, 2020 9:47 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Planning Staff <planningstaff@nashville.gov>
Subject: Feedback about Agenda Item 3: BL2019-78 for STRP minimum distance requirements

Planning Commissioners:

I would like to share some feedback about the proposed minimum distance requirement between the parcels where STRP permit applications are filed and certain uses such as parks, schools, and churches. District 6 contains one of the highest concentrations of STRP permits in the county, and this topic has been hotly debated among my constituents on both sides of the issue for several years now. So along with the lead sponsor I have extensive experience with this issue.

I believe that I understand the intent of the sponsor in introducing this legislation. I appreciate the concept of requiring a public hearing for an STRP permit application to determine whether or not the community is supportive of allowing these uses in certain areas. At the same time, I am surprised that I have not received an outpouring of support for this legislative proposal from among my District 6 constituents who express the deepest concerns about STRs in residential neighborhoods.

On the other hand, I have heard concerns about this proposal from residents living near or adjacent to one of the listed uses that they would be singled out from receiving an owner-occupied permit for their house or DADU in a manner that is not consistently applied to other homeowners including their next-door neighbors.

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

Similarly, I have heard from District 6 commercial property owners that this legislation creates uncertainty about their development opportunities even for MUG-A-zoned parcels on Main Street or Gallatin Pike, for instance, if their parcel is located within a certain distance of a parcel that contains a church, school or park. While many people may debate the merits of STR permits generally, a degree of consensus has emerged that if the county is going to permit STRs that the appropriate place for them would be along the commercial corridors. At the same time, those commercial corridors also happen to include churches, schools and parks along their frontages and this legislation would create an added level of uncertainty about what uses can be permitted on those parcels on a parcel-by-parcel basis.

The common theme that I have heard from both homeowners and commercial property owners about this proposal is a desire for consistency. But barring that, one option for consideration might be to limit this ordinance's application to non-owner-occupied permits in residential zoning districts. Another option for consideration might be to exempt parcels that are located in commercial or mixed-use zoning districts and that face an Arterial or Collector street as defined in the Major and Collector Street Plan. A third proposal that I have heard is to set a date-certain for applicability, although that may be more of a Metro Council matter for deliberation.

These are merely some suggestions that I have received from residents and commercial property owners who understand and share many of the concerns that are often raised about STRs in neighborhoods but who have contacted me offering suggestions to improve this proposal while still respecting its legislative intent. Thank you for your consideration.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Jacobie Olin](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Thursday, February 27, 2020 10:08:42 AM
Attachments: [Screen Shot 2020-02-27 at 9.59.42 AM.png](#)

Dear Planning Commission and Metro Council:

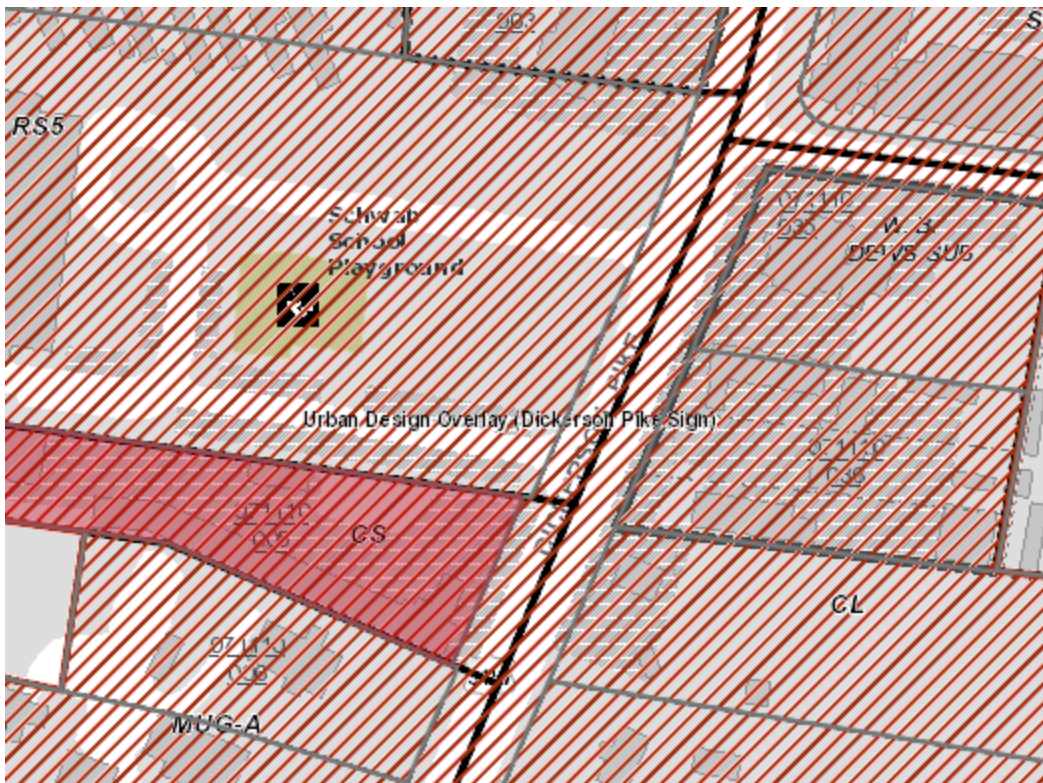
Please vote NO on Bill BL2019-78.

I am attaching a screenshot showing both the Dive Motel and the Savoy Motel (extremely cheap rates, which drives illegal activities) located directly adjacent and across the street from Schwab Elementary School. Also the Russel Hotel was literally built as a renovated Church, right in the middle of a residential neighborhood.

I am sending you this to show that these hotels/motels have hundreds of tourists that stay in them daily. Whereas a STR built home would have maximum of 12 of them.

I am not sure why this alcohol law is being applied to short term rentals. I don't believe it makes that much sense, but most of all, it is not a fair process. As hotel/motels do not have to abide by this, but short term rentals do? As mentioned above, hotels have WAY more tourists in them than short term rentals.

Thank you for your time and consideration. Feel free to call my cell at 615-944-0128 if you'd like to speak further.



All the best,

Jacobie Olin, RSPS
President

Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

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Comments on February 27, 2020 MPC Agenda Items Received through February 27, 2020

From: [Madelyn Reynolds](#)
To: [Planning Commissioners](#); [Council Members](#)
Subject: Vote NO on BL2019-78.
Date: Thursday, February 27, 2020 10:36:01 AM

Dear Planning Commission and Metro Council:

My name is Madelyn Reynolds and I reside in Nashville at 1020 Treaty Oaks Nashville, TN 37209.

Please vote NO on Bill BL2019-78. The negative impact this would have on the STR community in Nashville is widespread. I'd like to take a moment to share how me and my mom's Airbnb is having a positive impact on local businesses.

Just last week I launched our Airbnb's Instagram page. And within 5 days, I had three local businesses reaching out asking to partner in promoting their businesses. And my answer is always a resounding yes. As a local, Native Nashvillian, it is my pleasure to refer our guests to local businesses and make sure that tourists get more than just the Broadway experience. I want them interacting with our community in a way that shows them the true Nashville spirit, which is hospitable, friendly, unique, and laid-back. Through our Airbnb business, I am able to support other locally owned businesses by buying their products to include in our Airbnb and also refer our guests to their storefronts.

This is the heart of STRs in Nashville...locally owned homes with hosts that truly care about our city. Please do not let the few bad players ruin the experience for the guests and hosts in this city that are committed to providing a safe, calm, welcoming, and local home for travelers to stay and experience what we have to offer.

Thank you,

Madelyn Reynolds, your neighbor and proud STR host