

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

From: [M. Stroop](#)
To: [Planning Commissioners](#)
Subject: NO to BL2019-48
Date: Thursday, February 27, 2020 9:18:37 AM

Dear Commissioners,

Please do not approve commercial businesses in R zones. I bought a house in a residential neighborhood for reasons of peace, quiet, and to know my neighbors. When I had a short term rental next door, I didn't know my neighbors. Some were unobtrusive, most were not! I had to call police 6 times to deal with fights, drunken tourists, and people peeing on my yard.

If home-based businesses are allowed, will the owner be required to be there? The bill does not say.

Who will enforce the 6/day of clients? Where will they park?

None of this is good for neighborhoods, so please decline to OK this bill!

Thank you,
M'Lissa Stroop
4615 Shys Hill Rd

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

From: [Ginger Byrn](#)
To: [Planning Commissioners](#)
Subject: BL2019-48 - Home Business Bill - please vote to disapprove
Date: Thursday, February 27, 2020 7:57:05 AM

Dear Commissioners,

Please vote to disapprove BL2019-48 to protect our residential neighborhoods.

Thank you.

Virginia Byrn
4323 Lealand Lane
Nashville, TN 37204

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

From: [Plummer, Kathryn C](#)
To: [Planning Commissioners](#)
Cc: [Plummer, Kathryn C](#)
Subject: Oppose BI2019-48
Date: Thursday, February 27, 2020 7:56:52 AM

Dear MPC,

Please oppose BI2019-48 to keep long standing, sensible and fair land use zoning intact.

Nashville residential neighborhoods have been under assault since the financial crisis of 2007-2008:

1. Bombarded by infill developers who build multiple houses crammed onto lots where once one stood
2. Green space/lawns covered with concrete
3. Strikingly beautiful mature trees decimated
4. Resultant severe water runoff flooding areas and homes that never before flooded
5. Cars speeding through quiet neighborhoods looking for short cuts from gridlocked main corridors
6. Short term rental proliferation
7. **NOW...comes the threat to legalize home businesses that serve clients (impossible to regulate and enforce)**
8. **Oppose BI2019-48 to protect further Nashville residential neighborhoods' deterioration**

Thank you for your service to our city.

Kathryn Plummer
3416 Benham Ave.
Nashville, TN 37215

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

From: [Amy Crownover](#)
To: [Planning Commissioners](#)
Subject: DISAPPROVE Home Business Ordinance BL2019-48
Date: Thursday, February 27, 2020 7:53:52 AM

Dear Planning Commission Members –

I am writing to express my concerns about Home Business Ordinance BL2019-48. Please protect the integrity of our residential neighborhoods by DISAPPROVING this bill.

As a homeowner in a historic, urban neighborhood, I am concerned that this bill will negatively impact the neighborhood atmosphere, strain the already limited street parking for residents, and potentially increase traffic on our neighborhood streets.

Please vote NO -

Amy P. Crownover
3805 Richland Ave.
Nashville, TN 37205
(c) 615-519-8035

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

From: [Tim Weeks](#)
To: [Planning Commissioners](#)
Subject: BL2019-48
Date: Wednesday, February 26, 2020 3:51:14 PM

On behalf of the Donelson Hermitage Neighborhood Association, I would like to express our opposition to BL2019-48.

It is an overreach.

It is another commercial intrusion into neighborhoods.

It is unenforceable.

It is a Pandoras Box.

It is unmanageable by Codes.

Please stop promoting business interests in neighborhoods.

Vote NO on this legislation.

Tim Weeks
President DHNA
6101 Hagars Grove Pass
Hermitage 37076
[DHNA – Donelson Hermitage Neighborhood Association](#)



**DHNA – Donelson Hermitage
Neighborhood Association**

Donelson Hermitage Neighborhood Association

[Sent from Yahoo Mail for iPad](#)

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

From: [LeAnne Péters](#)
To: [Planning Commissioners](#)
Subject: No to BL2019-48
Date: Wednesday, February 26, 2020 3:37:29 PM

Please protect our neighborhoods!

Respectfully
LeAnne Péters
37215

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

From: [G. Renshaw](#)
To: [Planning Commissioners](#)
Cc: [Murphy, Kathleen \(Council Member\)](#)
Subject: Please vote NO on BL-2019-48, the home business ordinance - resend with correct bill #
Date: Wednesday, February 26, 2020 3:32:34 PM

Everyone:

BL 2019-48

Dear Planning Commissioners:

BL-2019-48, the home business ordinance sponsored by CM Dave Rosenberg and others, represents such a dramatic change in residential land use policy I ask you to vote "no." A change this extreme should be subject to a referendum rather than approved as a rule change by the Planning Commission and Metro Council.

Here are practical and policy reasons to oppose this ordinance and require that such an extreme change in residential land use policy be put to a referendum vote:

- **Streets in many residential neighborhoods were never designed for the volume of commercial traffic generated by home businesses allowing six visits per day.** Aberdeen Road in my neighborhood, Cherokee Park, is an example of a too-narrow neighborhood artery that is already over-capacity with pedestrian, cycle and car traffic. Adding the burden of commercial traffic would clog that artery.
- **The six-visit per day requirement for home businesses is unenforceable,** and neighbors are forced into the role of enforcers.
- **Nashville's serious sidewalk deficit, also an issue with transit planning, impedes pedestrian access to home businesses** in neighborhoods that lack sidewalks = too many Nashville neighborhoods. Most home businesses will depend on customers using cars.
- **The question of how this affects parking for residents of multi-family complexes is open.** Will their access to parking at their homes be impeded by customers of home businesses operated by their neighbors?
- **Rather than facing a city-wide mandate, neighborhoods should be allowed to opt into allowing home businesses,** as neighborhood residents can best assess whether streets and lots in their neighborhood have adequate capacity to ensure that home businesses don't detract from the quality of life and peaceful enjoyment of property that residents counted on when they bought homes in neighborhoods zoned residential.

Please oppose this bill.

Thanks and regards -

Grace Renshaw
220 Mockingbird Rd.
Nashville, TN 37205
615-584-3779
grenshaw55@gmail.com

--

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

Grace Renshaw
Nashville, TN 37205
grenshaw55@gmail.com

--

Grace Renshaw
Nashville, TN 37205
grenshaw55@gmail.com

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

From: [John Halliburton](#)
To: [Planning Commissioners](#)
Subject: Residential Businesses
Date: Wednesday, February 26, 2020 1:45:43 PM

I STRONGLY OPPOSE
This measure!!!!

I live next door to 111 south 13th street. The Home has been used as a business for 3 years. They have no permit to operate
ONERPM is the business, a large music promotion company. It has been a 3 year war with the owner.

No one has ever lived in the home. Activity stops at night and weekends

They have a good situation, having a tax free business in a residential and convenient historic location.

We videotaped the activities for months, we pleaded with codes

They have No interest in the neighborhood or neighbors.

Their business activity has cause the neighbors considerable discord

Personally I have been fighting this problem for 3 years. The neighbors met a year and a half ago to address the vermin

Codes has come to realize the problem, however mild activity remains, as the house is still vacant.

Their intention is to ride this out until the can sliver back into business

The neighborhood is in TOTAL agreement that a business does not belong in a residential neighborhood!

And we will fight this to the bitter end

The law is o our side. If businesses are allowed to do this type of operation now, against codes, how could an ordinance designed to all this possibly be enforced?

John Halliburton
113 south 13th street
37206

615-338-5143

Sent from my iPhone

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

From: [Green Hills Neighborhood Association](#)
To: [Planning Commissioners](#)
Subject: Pls disapprove Text Amendment 2019Z-020TX-001 Home Occupations
Date: Wednesday, February 26, 2020 12:46:08 PM
Attachments: [GHNA 26 Feb 2020.pdf](#)

Planning Commissioners:

Attached is our letter voicing our opposition to Text Amendment 2019Z-020TX-001 Home Occupations.
Thank you.

The GHNA Board

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

From: [Billy Nobel](#)
To: [Planning Commissioners](#)
Subject: NO to BL2019-48
Date: Wednesday, February 26, 2020 12:05:45 PM

Dear Metro Planning Commission,

My name is Billy Nobel and I live at 6528 Melinda Dr 37205, in West Meade. I am a full time working musician, and I do a lot of recording studio work. When it comes to my home and residential neighborhood, I am in fact very much against the idea of having commercial businesses operating within residential neighborhoods, including home recording studios where clients come to do business.

I used to live next door to a non owner occupied Airbnb in East Nashville and made the tough decision to leave this home (which I truly loved and my fiancé and I had custom built) due to the annoyances, nuisances and noises from the STR next door. I was ELATED when the metro council voted in favor of BL2017-608.

PLEASE protect the integrity of our residential neighborhoods by saying NO to BL2019-48. I do NOT want a commercial business operating next door to my home. Commercial businesses should be operating in areas that are zoned for those businesses, not in residential neighborhoods.

Thank you for reading this,

Billy

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

From: [Carole VanderWal](#)
To: [Planning Commissioners](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: I oppose BL2019-48
Date: Wednesday, February 26, 2020 11:31:22 AM

Dear commissioners and councilman Withers,

I am a long time resident in Historic Edgefield, having owned a home at 801 Fatherland Street for over 20 years. I want to go on record as opposing BL 2019 - 48. I oppose businesses in residential neighborhoods as an accessory use to a residence. Thank your for your attention to this matter.

Sincerely,

Carole VanderWal
801 Fatherland Street
Nashville, Tennessee
37206

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

From: [Tonya Albright](#)
To: [Planning Commissioners](#)
Subject: Disapproval of BL2019-48
Date: Wednesday, February 26, 2020 11:09:55 AM

Please protect our neighborhoods by disapproving BL2019-48.

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

From: [Carol Williams](#)
To: [Planning Commissioners](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: Fwd: BL 2019-48/ NO to legalizing commercial businesses in R/RS zoning
Date: Wednesday, February 26, 2020 10:52:06 AM

Sorry, I forgot to sign the first letter....thank you

Sent from my iPad

Begin forwarded message:

From: Carol Williams <wachtel@bellsouth.net>
Date: February 26, 2020 at 10:46:51 AM CST
To: planning.commissioners@nashville.gov
Cc: Brett.Withers@nashville.gov
Subject: BL 2019-48/ NO to legalizing commercial businesses in R/RS zoning

Planning Commission:

Do you realize how expansive the categories of "personal care" and "personal instruction" are in today's world? Think about it. Even with space, time restrictions and number of customers/clients, these categories are extremely broad opening each residential neighborhood to small spas, recovery group clinics, psychologists, psychiatrist, homeless care centers, pilates studios, yoga studios, manicures, pedicures , waxing, etc. The list is extensive and who is going to enforce or monitor? Who knows how much space is being used? Who oversees home additions to accommodate the business? Who counts the number of customers/clients within an hour or day? No one....l

If this extreme change in our zoning laws is approved, we are crossing the line virtually eliminating residential zoning. To undo such an extreme change would be almost impossible leaving residential neighborhoods all over Nashville with no recourse.

You are "opening Pandora's Box" to destabilization of what home owners bought into, residential zoning. R and RS zoning will be left without procedural safeguards creating defacto mixed use areas. Plus, mixed use and

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

commercially zoned areas were created to accommodate different types of businesses including home business.

Please help us keep residential zoning...the zoning we agreed to when we purchased our home. Neighbors cannot bear the onus of enforcement nor can we survive destabilization of residential neighborhoods.

Thank you for your service.

Carol Williams
800 Russell Street
Nashville, TN 37206

Sent from my iPad

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

From: [Charlotte Cooper](#)
To: [Planning Commissioners](#)
Cc: [Henderson, Angie \(Council Member\)](#)
Subject: Pls Vote NO on Item 4, Home Occupation Business
Date: Wednesday, February 26, 2020 10:33:15 AM

Good Afternoon:

I am writing regarding item 4 on the February 27 agenda, Text Amendment 2019Z-020TX-001 Home Occupations. For many years I have followed the various bills that attempted to change home occupation businesses to allow clients/customers. I am strongly opposed for several reasons:

- Neighborhoods zoned R and RS were intended to be residential. The main reasons families want to live in residential neighborhoods are for a safe place to raise children, enjoy peace and quiet and not have businesses near-by. With this text amendment, all residential zoning is in danger of becoming mixed-use by allowing businesses to be an accessory use to residential. Is that not an oxymoron?
- Businesses belong in commercial or mixed-use zoned neighborhoods. Since a home business would be an accessory use to residential zoning, home businesses would not be taxed at a commercial rate. Commercial electric, water and stormwater rates are also different from residential. This creates an unfair disadvantage to businesses that must own or rent space in commercial areas.
- Our neighborhood streets are generally narrower. They should be safe for walking and riding bikes. Bringing clients and customers into our residential neighborhoods will likely increase traffic, as well as create potential parking concerns.
- Enforcement is impossible, no matter how strict the language might be. Monitoring must be accomplished by neighbors, and any enforcement is complaint driven. Our police department does not have the resources for non-criminal related disputes. When there are problems, it creates pitting neighbor against neighbor.

I am well aware there are currently illegal home businesses operating throughout Nashville. Some owners know their business is illegal and most likely try to operate under the radar, but some do not. I know piano lessons and tutoring, mainly for children, take place in private homes; however, those appear to be consistent with raising children and residential neighborhood activities. As long as they do not negatively impact neighbors and our neighborhoods, neighbors appear to be okay with that type of business operating without regulations. What I don't want to see are the more traditional commercial type businesses, including new creative businesses popping up every day, invade and destroy our residential neighborhoods.

If approved, this text amendment will negatively impact residential neighborhoods, just like the uncontrollable short-term rentals. Home businesses allowing clients/customers to visit the home offers no advantages for neighborhoods; the only advantages are for the business owner. Please consider and protect the thousands of families who relied on residential zoning when they

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

purchased their home. I urge you to vote NO on this text amendment.

Charlotte S. Cooper

3409 Trimble Road
Nashville TN 37215
District 34

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

From: [Raphaela Keohane](#)
To: [Planning Commissioners](#)
Cc: [Brandon Taylor](#); [Steve Glover](#)
Subject: RE BL2019-48 I OPPOSE
Date: Wednesday, February 26, 2020 10:20:00 AM
Importance: High

I am writing to express my opposition to the bill 2019-48.

Under this extreme change in our zoning laws monitoring responsibility will continue to rest on neighbors. This will pit neighbor against neighbor and make enforcement as complicated as the short term rental enforcement.

In addition I would point out the bill passed in the former legislative session by this council 2018-1183 re development along major corridors in Nashville "WHEREAS, in order to protect local property values and economic redevelopment in Nashville, Tennessee, the Metropolitan Council deems it to be in the best interest of the residents of the city that the proliferation and clustering of automobile repair and used automobile sales facilities be further regulated through the Metropolitan Zoning Code."

Logically this makes no sense you restrict the kind of businesses along major corridors then allow a free for all in residential neighborhoods.

Please consider your vote and the unintended consequences of your actions on the people who live and work in Nashville.

Thanks in advance for your time and attention.

Rae

--

Mrs. Raphaela (Rae) Keohane
117 30th Ave N Apt 402
Nashville TN 37203
615 964 7804

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

From: [Eric Meadows](#)
To: [Planning Commissioners](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: Oppose Agenda Item 4, BL2019-48
Date: Wednesday, February 26, 2020 7:52:27 AM

Planning Commissioners,

I oppose the Agenda Item 4, BL2019-48, which would revise Metro Codes to expand the categories of home businesses permitted in residences and allow on-site customer visits. I do not believe it will be effective in enhancing the community by the ways outlined in this bill. I also do not feel that we have the capacity or appetite as a municipality to properly enforce the new rules that would be created in this agenda item. It seems that the enforcement would be a significant burden and would likely rely on neighbors spending time documenting what they feel are violations only to petition an understaffed enforcement arm to do something about it.

Thanks,

Eric Meadows

801 Shelby Ave, Nashville, TN 37206

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

From: [Javier Rodriguez](#)
To: [Planning Commissioners](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: Oppose BL2019-48
Date: Tuesday, February 25, 2020 10:22:00 PM

Javier Rodriguez
802 Russell st
Nashville TN 37206.

My family opposes this bill. We are not in favor of opening doors for businesses in residential areas.

Thanks

Sent from my iPhone

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

From: [Layne, Lois](#)
To: [Planning Commissioners](#)
Cc: [Withers, Brett \(Council Member\)](#)
Subject: Oppose Agenda Item 4, BL2019-48
Date: Tuesday, February 25, 2020 6:55:51 PM

Dear Planning Commissioners,

The members of Historic Edgefield Neighbors' Board are opposed to Agenda Item 4, BL2019-48, which would revise Metro Codes to expand the categories of home businesses permitted in residences and allow on-site customer visits. These proposed revisions would result in commercialization of our neighborhood and end our residential zoning as we know it.

A major purpose of our neighborhood association, Historic Edgefield Neighbors, is to preserve the historical and residential character of Historic Edgefield. Therefore, we support maintaining our existing residential zoning. The proposed zoning change is also inconsistent with our goal to preserve the quality of life in our small urban neighborhood.

People buy homes in residential neighborhoods such as Historic Edgefield to have peace, quiet and safety. They want to preserve the characteristics of the neighborhood and they rely on zoning to provide neighborhood stability and protect their financial investment in their home.

Our board also has grave reservations about Metro's ability to enforce the requirements and regulations proposed in this Ordinance with the current budget and personnel. Codes seems overwhelmed with STRs and the police force is understaffed. Our neighborhood experiences ongoing problems with the enforcement of existing regulations for parking, short-term rentals and noise. With no additional oversight except neighbors' complaints, the proposed restrictions cannot protect the residential character of neighborhoods.

Sincerely,

Lois Layne, President
Historic Edgefield Neighbors Board
817 Russell Street
Nashville, TN 37206

Sent from my iPhone

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

From: [Evelyn Koch](#)
To: [Planning Commissioners](#); [Murphy, Kathleen \(Council Member\)](#)
Subject: Please vote against BL2019-48
Date: Tuesday, February 11, 2020 6:49:39 PM

To the planning commissioners and my councilwoman, Kathleen Murphy:

I am writing to oppose BL2019-48, sponsored by Bellevue Councilman Dave Rosenberg that will change Metro law to allow people to operate commercial businesses at home, with up to 6 cars visiting per day and 3 cars in a single hour. I live in Cherokee Park where the streets are too narrow to support multiple cars coming to one residence for a business purpose. I would support a bill limited to a small number of occupations or services, such as individual music lessons, academic tutoring or clothing operations, where only one person at a time comes and that can be delivered in someone's home without disrupting neighbors.

Thank you for taking my position into consideration and, hopefully, voting against this bill.

Evelyn Koch
236 Lauderdale Rd.
37205

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: Feedback about Agenda Item 4: BL2019-48 Home Occupations
Date: Thursday, February 27, 2020 10:28:44 AM

Planning Commissioners:

As is sometimes the case, I have District 6 constituents writing both in support of and in opposition to this legislative proposal. As District 6 contains a fair number of parcels that have commercial or mixed-use zoning immediately adjacent to residentially-zoned parcels, I have accumulated a wealth of experience with the challenges of navigating the sometimes competing or conflicting needs of residents and businesses in urban neighborhoods. I would invite the lead sponsor to attend any of my District 6 community meetings about zone change or beer permit proposals in order to witness this conflict first hand. I believe that this ordinance is too broad even as revised in the second substitute and that Metro lacks any enforcement ability to ensure that the proposed hours and customer count limits are maintained.

I also believe that this legislative proposal is unfair to business owners who have rented or purchased commercial space in which to operate their businesses. At this moment I am working with a business owner who has purchased a MUL-zoned parcel in the Five Points commercial district. This parcel has MUL zoning and commercial uses are supported by both the community plan and the MDHA Five Points Redevelopment District. Nevertheless, this small business owner who is seeking to operate a general office business in the multimedia production field must meet a checklist of over a dozen Metro Department reviews including Metro Water service availability, fire and building safety inspections for access/egress including ADA compliance, and other reviews. Even the commercial plans review at Codes is estimated to take about 12 weeks before the other inspections can begin. This is for an existing building on a parcel that has MUL zoning already in place.

While I can understand some concerns that commercial space purchase or rental prices are at a premium, I am not certain that opening up houses that were built to residential building code standards for identical small-business uses such as the one that I described above is a wise or even safe remedy. The Five Points area is blessed to have some privately-owned properties that are small business incubators offering small but affordable commercial spaces at below-market rents and with flexible leases. This seems to be the appropriate path for small business incubation. Otherwise, is Metro Government going to state that requirements such fire, building and health safety codes are not important or should not be consistently applied?

This matter of municipal commercial code consistency goes beyond the land use policy or zoning question of rezoning the entire county to allow commercial uses everywhere, no matter how limited in category. But I do encourage the Planning Commission to consider carefully the implications of this legislative proposal even as revised in the second substitute.

I have long supported the concept of establishing a permitting system for home recording studios, which

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

appears to be the impetus for many of the letters sent in support of this legislation. I believe that Metro Government can establish a permitting system for home recording studios without opening up all neighborhoods to categories that are as broad as General Office, for instance. I would welcome an opportunity to work with the music and technology industry in Nashville on setting forth parameters for such a home recording studio permitting system. But this legislative approach is much broader and gives me greater concern.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://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: jbyassee@vkbarlaw.com
To: [Planning Commissioners](#)
Subject: home based businesses proposed amendment.
Date: Wednesday, February 26, 2020 2:39:53 PM

Please add to prohibited activities – bands or music production in section 5 on prohibited activities. This would be a significant problem in residential neighborhoods and particularly in “Music City”

Jean L. Byassee
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Ave N., Ste. 1010
Nashville, TN 37203
(615) 321-5659
Fax (615) 329-0891

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

From: [Christina Ward Bennett](#)
To: [Planning Commissioners](#)
Subject: Home Based Business Bill BL2019-48
Date: Thursday, February 20, 2020 2:37:00 PM

Dear Commissioners,

I am writing with regard to CM Rosenberg's proposed Home Based Business Bill BL2019-48 which comes before you on February 27.

A resident who attended CM Rosenberg's Community Meeting last week reported that 9 minutes after the meeting began at 6PM there were only 12 people present, including CM Rosenberg and his two children, and that "almost everyone attending were recording studio people". There is indeed lobbying going on.

We have historically had Residential and Commercial Zoning to keep these two uses separate. To weaken Residential Zoning by allowing commercial activity is a momentous change in law in my opinion.

It has been suggested that this issue needs more debate, more public engagement, more press and TV news coverage, and that a referendum should be on the ballot for residents of Nashville to weigh in. That is my view. Please do whatever is in your power to postpone adoption of this Bill.

Sincerely,
Christina Bennett

.....
Christina Ward Bennett
708 Darden Place
Nashville
Tennessee
37205-2612
U.S.A.

<wardbennett@gmail.com>
Landline: 615-353-9299
Mobile: 615-944-0701

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

From: [Shepard, Shawn \(Planning\)](#)
To: [Planning Commissioners](#)
Subject: FW: Technical point about the substitute home occupation bill,
Date: Monday, December 16, 2019 3:03:46 PM

This is comment on 2019Z-020TX-001. It was deferred at the 12/12 MPC meeting to the 2/27 MPC meeting. So no item number for that future agenda yet. Just wanted you to have it for the record (especially since it went to some of the Commissioners but not all so far). Thanks

Shawn M Shepard, AICP

Senior Planner | Land Development
phone: 615.862.6263

From: G. Renshaw <grenshaw55@gmail.com>
Sent: Monday, December 16, 2019 1:01 PM
To: Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Shepard, Shawn (Planning) <Shawn.Shepard@nashville.gov>; Murphy, Kathleen (Council Member) <Kathleen.Murphy@nashville.gov>; Johnson, Mina (Council Member) <Mina.Johnson@nashville.gov>
Subject: Technical point about the substitute home occupation bill,

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Dear Ms. Kempf. Ms. Shepard, Commissioner Johnson and Councilwoman Murphy:

I oppose expanding home occupation beyond a very narrow bill legalizing music lessons, clothing alternations and tutoring, with strict limits (no more than 3) customers per day.

However, the purpose of this email is to make a technical point about the potential impact of the staff substitute bill on duplexes.

The proposed bill allows one permit per duplex. The effect of that will be to compromise the property values and quality of life for owners and tenants of the side of the duplex that is effectively locked out of getting a permit to operate a business because the owner of the other side already has a permit. Having a business operating under the same roof with your separately owned dwelling potentially reduces the value of your side of the duplex and your ability to sell--since, as long as the other owner or tenant has a home business permit, you an an owner or any tenants you rent to will be precluded from getting one.

In a duplex where each side is separately owned, either both owners should be able to run businesses or neither should.

This issue resonnsate with me because Metro made the same mistake with short-term rentals, and it had exactly the sort of negative impact I describe above on the value of the duplex half I own in East Nashville and my ability to sell that property.

After the STR bill passed, one method investors used to violate the 12-guests limit was to buy both sides of a duplex,

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

get NOO STR permits for both sides, and then advertise the STRs for up to 24 guests. To correct this undesirable result, Councilmembers Burkley Allen and Brett Withers passed an amendment to our STR ordinance providing that only one side of a duplex could get a short-term rental permit, effectively locking out the other side.\

That amendment devalued the duplex unit I own in East Nashville, the other side of which had an owner resident when we bought our side who moved out of state within months and then converted her side to a non-owner-occupied STR listed on Airbnb. Most buyers who are not STR investors do not want to live under the same roof with, next door to or even across the street from an NOO STR because of the noise and disruption. So the effect of the STR permit limitation to one duplex side, regardless of whether sides were separately owned, was that my property was rendered effectively valueless. I actually used this issue as one basis for successfully appealing my property tax valuation. I didn't get a value of zero, but the value of my side of the duplex was reduced by \$25,000, reducing my tax bill. I'm sure Nashville Next does not intent for Metro to permit uses that effectively reduce the value of the surrounding properties and thus the available property tax base?

I would appreciate it if planning staff and commissioners and Council took a very thoughtful approach to any widescale changes in land use rules, especially those effective residents that live in such close proximity that a neighbor's business activity will inevitably impact the value of other property owners under the same roof. That extends beyond duplexes to all forms of multifamily housing where one abusive business could potentially impact the quality of life and property values of every other resident in the complex.

My understanding of Nashville Next was never that its agenda was to completely eliminate residential zoning. That appears the effect the home occupation bill proposed by Metro Planning staff, which would allow every single dwelling in Nashville to secure a business permit and operate a business with up to 10 visits a day, a meaningless limit because it is unenforceable.

I encourage you to pursue the approach recommended by Councilwoman Murphy: Approve a very short list of home occupations that ARE permitted rather than have a long list of occupations that aren't permitted that are totally unenforceable. Otherwise, you are leaving every Nashville resident in every neighborhood that lacks a homeowners' association vulnerable to the absolute worst actors out there. The effects of non-owner-occupied short-term rentals on neighborhoods throughout Nashville are a good case study for just how bad those actors can be.

Residents should have more protection than that afforded by this bill under the law.

Thanks and regards -

Grace Renshaw
220 Mockingbird Rd
Nashville, TN 37205
615-322-4594

--

Grace Renshaw
Nashville, TN 37205
grenshaw55@gmail.com



METROPOLITAN COUNCIL

Metro Council Office

February 27, 2020

Chairman Greg Adkins and Members of the Metro Planning Commission
700 Second Ave South
Sonny West Conference Center
Nashville, TN 37201

RE: Text Amendment 2019Z-020TX-001, BL2019-48

Dear Members of the Planning Commission,

I am writing to express my opposition to BL2019-48 (2019Z-020TX-001), which would allow for changes to Metro's current home occupation ordinance. This legislation will open our residentially zoned districts to additional commercial activity, which will create the same issues neighborhoods have with short-term rentals.

I have opposed short-term rentals in residential areas and have worked to pass legislation to limit their presence, as much as State law allows, because this commercial activity within our neighborhoods increases traffic, reduces residential character, and generally has a negative impact on the quality of life for the neighbors. The additional allowances this bill is seeking to give home-based businesses, including the ability to receive customers/clients at the home, will have the same impact, which will negate the recent work we have done to limit and reduce short-term rentals in residential areas.

Additionally, once some of these new occupations are allowed into neighborhoods, my fear is that we will have created a slippery slope. Many additional homeowners/renters will seek to operate their businesses from home and push for even looser regulations to allow them to do so, which will further negatively impact the neighbors of these home-based businesses.

Allowing more intense use of home occupations as is proposed by BL2019-48 (2019Z-020TX-001) will be detrimental to our neighborhoods. I am asking that you recommend disapproval of this text amendment proposal.

Thank you,

Larry H. Hagar
Councilmember, District 11