

Comments on November 12, 2020 MPC Agenda Items

Received through November 10, 2020

Item 3: 2020S-113-001

OPPOSITION

From: Jerry Smith <zjsmith525@gmail.com>

Sent: Tuesday, August 25, 2020 2:44 PM

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

Subject: Public Hearing to create 8 lots on 1011A and 1011B zoned RS7.5.

I am against this, as it is hard (Unsafe) to get out of my driveway now. Children have a hard time walking down the street. I live at , 525 Anderson Lane and the corner of Snow Ave.

From: Myrna Brown <mib.brown@icloud.com>

Sent: Monday, September 7, 2020 3:05 PM

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

Subject: 1011 snow ave project

Dear Planning commission folks,

I wanted to voice my opposition to the proposed plan to split 1011 snow into 8 lots.

This plan will lower our current property values, decrease our land value & increase traffic in what has been a serene neighborhood. Please find in favor of the opposing neighbors you've heard from.

Thank you - Myrna Brown-Kainth

1008 snow ave

Madison Tn 37115

615-856-8325

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Item 11: 2020SP-046-001

SUPPORT

From: Mack Murphy <fmurphy205@comcast.net>

Sent: Friday, November 6, 2020 5:34 PM

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

Cc: Roy@daleandassociates.net; Welsch, Ginny (Council Member) <Ginny.Welsch@nashville.gov>

Subject: Public Hearing 12 NOV 2020_Case 2020SP-046-001_NEWTOWN INFILL HOMES

Dear Planning Commissioners:

Thank you for the mailed notice and the opportunity to comment on the proposed zoning change for Map 133-06, Parcel 005.

I support this project if, 1) the objective is primary residential versus Airbnb disguised as residential and, 2) if this zoning change does not become precedent to similarly infill lots located between primary residential lots each bearing single family dwellings.

This proposed design looks to be an asset to the neighborhood if it provides affordable housing located near public transportation and amenities (e.g. grocery stores, etc.). I appreciate the effort of developer and designer to transition use between the adjoining commercial and residential properties and to maintain a residential street view.

Best wishes to Robert Cecil and Roy Dale for a successful project. I look forward to seeing the final result.

Wade Murphy

205 McCall Street

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Item 12: 2020SP-047-001

GENERAL COMMENT

-----Original Message-----

From: Hudson Lewin <hudsonlewin@me.com>

Sent: Monday, November 9, 2020 1:30 PM

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

Subject: Re: Meeting 11/12 TA Truck Stop Development

Hudson's Question:

After reviewing the posted staff report, I would like to ask the Commission what their thoughts are on the oil tanks to the south of 111 N. 1st St. According to their realtor, The owners, Marathon Oil Co., have no intention of relocating anywhere. Should similar developments in this vicinity continue to pop up, would the commission be in favor of potentially using its powers of eminent domain to seize the Marathon oil property in order to make it compatible with the general character of the surrounding area? If mixed use developments continue to pop up, the Marathon Oil property seems like it would be better suited as a riverwalk, marina, or other green space that the public could better utilize.

Thank you,

Hudson Lewin

Former Resident of Brentwood and co-owner of property near the TA Truck Stop.

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Item 24: 2020Z-119PR-001

SUPPORT

-----Original Message-----

From: beth@bethdowney.com <beth@bethdowney.com>

Sent: Monday, October 12, 2020 9:47 AM

To: Planning Staff <planningstaff@nashville.gov>

Cc: Freddie O'Connell <freddie@readyforfreddie.com>; Ron Hogan <rhogan@mindspring.com>; Richard Audet <richardaudet414@gmail.com>; Sonya Link <sonyalink@outlook.com>

Subject: Please rezone Germantown to a mixed use-no STR, office/residential-no STR, commercial no STR

Metro Planning Dept Staff,

I'm a resident of Germantown at Werthan Lofts. I've lived in Germantown since January 2014 and Nashville since Sept 1999.

I'm writing you today to support the No STR zoning change that is proposed for my neighborhood. Short Term Rentals have been a major problem in our neighborhood and our city. I think it's best to not allow them in my neighborhood.

In the last year we've watched as Buena Vista Elementary School has closed. Had north Nashville not seen a flood of short term rentals that pushed neighbors out, neighbors with families and children, BVES would likely have more children which translates to the allocated funds to keep it running.

I have neighbors who have been kept awake at night due to party houses and drunken visitors showing up on their doorsteps. I continually pick up litter in my neighborhood from tourists who are staying in these STRs — funny how the litter ceased during the pandemic lockdown. That's no coincidence.

In short, neighborhoods are for neighbors. Let's change Germantown to No Short Term Rental zoning.

Thank you,
Beth

Beth Downey
Tel/text: 615.319.6668
bethdowney.com

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-----Original Message-----

From: Chris Butler <clb615@outlook.com>
Sent: Monday, October 12, 2020 1:39 PM
To: Planning Staff <planningstaff@nashville.gov>
Subject: Zoning Changes in Germantown

Hello,

I'm writing to you today as a current and long term resident of the Germantown neighborhood in Nashville. I am for zoning changes and restrictions of short term rental properties in our neighborhood. I believe that allowing short term rentals in a neighborhood changes the area, and no longer makes it the long standing neighborhood of Germantown and what it's known for. It turns our neighborhood into a hotel, and a profit maker for those that buy these properties with no regard to the people that actual live here or the quality of life within our neighborhood.

Long term rentals are not a concern of mine, as a long term rental serves a need for a family, or an individual as a place to live. Businesses being next to residents is not a concern of mine either as we live in a growing city and fully support our local businesses as much as possible. Short Term rentals bring with it problems to our neighborhood. It brings an ever revolving amount of people living next door to you. With our proximity to downtown, it brings with it the bachelor and bachelorette crowds, people that just want a close place to party before going downtown, and multiple disturbances within our neighborhood. These properties are typically not taken care of like one that is owner occupied or a long term rental. Grass grows up, trash and alcohol containers end up on the porches and lawns, noise is a concern, security is a concern, etc.

We need to limit and restrict short term rentals in our Germantown neighborhood to keep it the nice neighborhood that it is and has been for so long. Please consider restricting short term rentals in Germantown.

Thanks,
Chris Butler

From: Taylor Hackbarth <taylorhackbarth@gmail.com>
Sent: Monday, October 12, 2020 3:35 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: rhogan@mindspring.com; richardaudet414@gmail.com; beth@bethdowney.com; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: No STR Zoning Change

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Hello Metro Planning Department Staff,

I am a resident of Werthan Lofts in Germantown. I am writing to support the No STR zoning change proposed for my neighborhood.

I have lived in Germantown since 2008, and over the last twelve years fewer people in Germantown have actual neighbors as a result of STRs. Without further restrictions on STRs, neighborhoods like Germantown will become more transient with people who are here to party and then leave, having no stake in the neighborhood or the city of Nashville.

STRs bring unwanted noise, trash, and a party atmosphere to Germantown that affects the quality of life in the neighborhood. We lost one of the best Italian shops (Lazzaroli Pasta) to a STR development. This wasn't just a shop, but also a gathering place for the neighborhood.

I am fine with legitimate owner occupied STRs, but the over abundance of investor properties needs to be reigned in. If we do allow owner occupied STRs, there needs to be firm requirements to prevent any loopholes for outside investors to still operate.

Please move forward with the proposed plan for no additional STRs in Germantown.

Thank you for your time,

Taylor Hackbarth

--

Nashville, TN

From: Fred Booth <fredbooth46@gmail.com>

Sent: Thursday, October 15, 2020 12:53 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; O'Connell, Freddie (Council Member)

<Freddie.OConnell@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Adams, Kelly (Planning) <Kelly.Adams@nashville.gov>; Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>;

Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>; Suara, Zulfat (Council Member)

<Zulfat.Suara@nashville.gov>; Hurt, Sharon (Council Member) <Sharon.Hurt@nashville.gov>; Glover, Steve (Council Member) <Steve.Glover@nashville.gov>; Parker, Sean (Council Member)

<Sean.Parker@nashville.gov>; Withers, Brett (Council Member) <Brett.Withers@nashville.gov>; Henderson, Angie (Council Member) <Angie.Henderson@nashville.gov>

Subject: Proposed Zoning Change for Germantown Historic Overlay District and Phillips-Jackson Development District

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Dear Planning Commission:

I am writing to express my support for the proposed change in zoning for the Germantown Historic Overlay District and the Phillips-Jackson Development District (Case 2020Z-119 PR-001). The bill (BL2020-479), sponsored by Council member Freddie O'Connell, provides for a fair and reasonable way to address the concerns of residents while also protecting the interests of people who currently have short term rental permits. As I understand it, if the proposed zoning change passes, people who already have STR permits will be allowed to keep them, but future STR permits will be prohibited.

In recent years with virtually no restrictions on STR permits, Germantown has been changing from a neighborhood with a nice balance of business interests and residential interests to an area being dominated by investors, many of whom have little or no concern about the quality of life here. The proposed zoning change will help us to protect our beautiful historic neighborhood, and maintain the feel of a small residential community even though not zoned as exclusively residential.

The MUN zoning has served us well when businesses and residents have shared a mutual commitment to preserving the quality of life here. Residents have supported local businesses and those businesses have supported our neighborhood projects and programs. Unfortunately, that commitment to maintaining and improving the quality of life here is not shared by some people whose only concern is the return on their investments.

We need the proposed zoning change if we have any hope of restoring the mutually beneficial balance of interests that has existed here in the past.

Thank you.

Fred Booth

1317 4th Ave N
Nashville, TN 37208

From: Kellye Joiner <joiner.kellye@gene.com>

Sent: Monday, October 19, 2020 5:35 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: Rezone to NS districts; case number 2020Z-119PR-001

Metro Planning Dept/Staff,

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I have lived in Germantown for 8 years and am writing in support of the zoning change to NS (no STR). Our neighborhood has become very attractive to investors who have not only take entire homes, but erected entire complexes that are dedicated to vacation rentals. We have seen businesses lose their business, we have seen long term renters lose their homes, we have watched neighbors and residents be picked off one by one to be replaced by a short term rental.

For those of us that live here and have watched this happen, we know that we are at a critical moment to turn this around or we will lose our historic neighborhood. Because living in a community with such an abundance of vacation rentals is simply not livable. There is a negative impact on the quality of life of a permanent resident living close to so many STR's, especially in Nashville.

I believe that this proposal provides a solution to a problem that our Councilman has been hearing about from the neighborhood for years.

Please move forward with this proposed plan to limit the number of vacation/short-term rentals in our community.

Thank you so much for your consideration of this issue,
Kellye Joiner

From: Bob Rosen <bobrosen2@gmail.com>

Sent: Tuesday, October 27, 2020 11:06 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: Proposed Zoning Change: Case 2020Z-119 PR-001, BL2020-479

Sirs:

I write in support of the proposed zoning change to restrict short term rentals (STRs). My wife and I have lived in Germantown for several years. We moved here in large measure due to the particular character of the neighborhood. We appreciated the friendliness, the sense of belonging, the neighborly feeling.

However, in just the few years we've been here, the growth of short-term rentals has begun to change the character of the neighborhood in unpleasant ways. If it continues in an unbridled fashion, much of Germantown will, in every practical sense, turn into a large hotel, but without the oversight that actual hotels receive from Metro Government. The qualities that were initially attractive to homeowners will be gone, and

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Germantown will be left with increased traffic, parking problems, late-night partying, litter, and little or no sense of actual community.

While I understand that some homeowners are concerned this proposal might decrease the value of their properties, I believe that is a shortsighted point of view. In reality, I believe that unbridled STRs would make Germantown a less desirable place to live and will ultimately be detrimental to local property values.

I understand that existing STR permits will continue to be honored, and that's fine with me. I support an amendment which would allow owner-occupied STR permits, since they are few in number and, by and large, have not been a problem in Germantown.

Thank you for your attention, and for the work you do on behalf of us.

Bob Rosen

From: Brian Fitzpatrick <btfitzpat@gmail.com>

Sent: Saturday, October 31, 2020 5:21 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: Case 2020Z-119 PR-001 & Bill BL2020-479

Dear Planning Commission,

I live in the Germantown neighborhood and will be affected by the above-referenced proposed zoning change. I wholeheartedly support it.

In 2015, Nashville instituted a 3% cap on the number of houses that could become short-term rentals in every census tract. In Germantown, we hit our 3% cap very quickly, but with 97% of houses left for actual residents, we lived in relative harmony with the short-rentals. In 2018, however, Nashville enacted a purportedly more restrictive short-term rental law. The law replaced the 3% cap with an outright ban on short-term rentals in residential neighborhoods. But, although Germantown is largely residential, we are not zoned "residential"; we are zoned "mixed use." Thus, in 2018, our 3% cap was repealed and nothing replaced it. That means that

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the number of houses that can become short-term rentals is unlimited here. With most of the rest of the city very limited due to the 2018 law, more and more investors have flocked to Germantown to buy houses and transformed them into short-term rentals.

This status quo is not sustainable. At some point, the neighborhood will become so overrun by short-term rentals that it will no longer be a neighborhood anymore; it will be little more than a charmless tourist destination. I don't want to see that happen. Germantown is a unique place and we should try to preserve it as best we can.

In other words, everything is tolerable in moderation—including short-term rentals—but we don't have moderation in Germantown. We have limitless rentals in Germantown. I understand that, after a long period of study by the neighborhood, the proposed bill was selected as the best way to reimpose some sort of limit. Although I think it would be even better if it allowed owner-occupied short-term rentals and excluded only investor short-term rentals, I understand an amendment is in the works that would accomplish that. But regardless of what happens there, we need to move forward to reimpose some sense of moderation and reason to the number of short-term rentals before it is too late. Please send this change to the Council with your endorsement.

Thank you,

Brian Fitzpatrick

1222 5th Ave N

Nashville, TN 37208

From: Teresa Blackburn <teresablackburn1@mac.com>

Sent: Monday, November 2, 2020 8:33 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; rhogan@mindspring.com <rhogan@mindspring.com>; Richard Audet <richardaudet414@gmail.com>; Rob Williams <rob.williamsthird@gmail.com>; beth downey <mbeth75@gmail.com>

Subject: Case 2020Z-119 PR-001 & Bill BL202-479

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Dear Planning Commission,

I am a home owner at 1204 5th Avenue North, in the Germantown neighborhood. I will be affected by and very much support the above referenced zoning changes to our neighborhood. It is high time to make these changes, which we have postponed for too long.

Many of us find our residential/home streets being overrun by short-term rentals and all that entails. Up to now we have had one of the most lovely, livable, walkable neighborhoods in the city of Nashville. We want to keep it that way. Germantown is a mix of small businesses and homes, restaurants that serve both the neighborhood and visitors. We know our neighbors and love the family friendly lifestyle we have cultivated.

Short term rentals with owners spread all over the globe is no longer acceptable, nor pleasant to live with. Investor short term rentals need to be excluded from consideration for STRs. Owner-occupied rentals can still be acceptable with a cap on how many per block or street, or for Germantown in complete.

Please take our desire to keep our neighborhood just that, a neighborhood that is one Nashville can be proud of. An example of how to handle the current unlimited STR issue that is present in many other neighborhoods in our beautiful city.

Moderation in all things and the time is now.

Thank you.

Teresa Blackburn

www.teresablackburnfoodstyling.com

www.foodonfifth.com

615-429-2069

"making food look good one photo at a time"

From: Kathleen Barry <katsbarry@mac.com>

Sent: Monday, November 2, 2020 4:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: Case 2020Z-119 PR-001 & Bill BL202-479

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Dear Planning Commission,

I live in historic Germantown Nashville at 1210 5th Ave. N. and support the above zoning change which will help limit short-term rentals.

The charm of living in a historic neighborhood is lost when you have very drunk tourists knocking on your door at midnight thinking it is their AirBnB (true story) or you have to call 911 for a young woman (also a true story) totally passed out on the brick sidewalk in front of your home. Short-term rentals bring large groups wanting to do nothing but party. They may help the local economy, but do not help build a neighborhood community.

I am blessed with great neighbors and am so grateful that I don't have short term rentals on either side. I know that many are not so lucky. They can impact noise levels, availability of parking, safety, and community. Germantown is a GREAT community. Please don't destroy it.

Thank you,

Kathleen Barry

From: Jeanece Seals <ajseals@bellsouth.net>

Sent: Monday, November 9, 2020 2:57 PM

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

Cc: Planning Staff <planningstaff@nashville.gov>; O'Connell, Freddie (Council Member)

<Freddie.OConnell@nashville.gov>; rhogan@mindspring.com; Kempf, Lucy (Planning)

<Lucy.Kempf@nashville.gov>; Adams, Kelly (Planning) <Kelly.Adams@nashville.gov>

Subject: Proposed change of permitted uses under T4 MUN zoning within the boundaries of the Germantown Historic Overlay District

Dear Planning Commission Members,

I am writing to express my support of the proposed change to the permitted uses under T4 MUN zoning in the Germantown Historic Overlay District (Case 2020Z-119 PR-001). Under bill (BL2020-479), sponsored by Council Member Freddie O'Connell, Short Term Rentals (STR) become a prohibited use.

I have lived at 1216 5th Avenue North since I purchased the property in 1999. I was drawn to the neighborhood because of the vision for a walkable neighborhood with both residences and businesses where people could live, work, shop, and access needed services. Over the past twenty-one years, Germantown has

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become that envisioned neighborhood. However, since the most recent STR legislation passed which removed the 3% cap on STR permits, investors in STR properties (many from out of state) have descended on Germantown. The current MUN zoning served us well for many years. Residents and local businesses shared a mutual interest in preserving the quality of life in the neighborhood. Residents supported the local businesses; in turn the local businesses supported projects which benefitted everyone, i.e. monthly neighborhood clean ups, public art projects, the Oktoberfest 5K Run. The rapid proliferation of STRs and especially STRs that cater to large groups is negatively changing that dynamic. If left unchecked, the neighborhood will no longer be a place home owners want to live and local businesses, other than bars, will not have the customer base to survive. The local coffee shop and the local hardware won't be viable when the only people in the neighborhood are tourists. One of the effects of the pandemic and the drop in tourism worldwide is that cities around the world are recognizing that they have favored the needs of tourists to the detriment of their own residents. There is a conscious effort in many places to take a more balanced approach; BL2020-479 is such a bill. I request your support of this effort.

Thank you,
Jeanee Seals

From: Bill Hollings <billxlegislature@earthlink.net>
Sent: Monday, November 9, 2020 10:25 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: Council Bill2020-479 / case 2020Z-119PR-001

I am writing in support of Case 2020Z-119PR-001, the proposal to restrict non-owner occupied short term rentals in the Germantown. I have resided at 1237 6th Ave. North for over twenty five years. For most of this time I have had two restaurants on either side of my property so I have no objection to neighborhood oriented businesses, the original uses allowed in MUN zoning. There have been objections to this proposal on the basis of lack of notice and change in allowed use. I would point out when uses in MUN districts were changed to allow short term rentals there was no widespread notice whereas I have received several notices by mail and email on this change. Also I have extensively renovated my property with the expectation that small, under regulated, and unstaffed hotels or party house were not allowed. The use and enjoyment of their property by resident owners should be given as much, or more, consideration than the interest of out of state investors and developers. Thank you for your consideration of my request. William Hollings Sent from my iPhone

From: Rob Williams <rob.williamsthird@gmail.com>
Sent: Tuesday, November 10, 2020 2:30 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Subject: Case 2020Z-119 PR-001 & Bill BL2020-479

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Dear Planning Commission,

I have lived in the Germantown neighborhood since 2001. I will be affected by the above-referenced proposed zoning change. I wholeheartedly support it.

My neighborhood has changed a lot in the past 20 years. It is a unique part of town because of its residents and I support the zoning change to keep it that way. More short-term rentals mean fewer full-time residents that understand the importance of community. Without measures to limit short-term rentals, the neighborhood will just be a tourist destination without any real characteristics of a community.

I hope an amendment will be added to allow owner-occupied short-term rentals and exclude only investor short-term rentals, but I support this change before it is too late. Please send this change to the Council with your endorsement.

Thank you,

Rob Williams

1319 4th Ave N, Nashville, TN 37208

615.686.4568

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OPPOSITION

From: Justin Leach <JLeach@maynardcooper.com>

Sent: Tuesday, September 22, 2020 1:52 PM

To: Planning Staff <planningstaff@nashville.gov>

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: 2020Z-119PR-001

Hello,

As a Germantown property owner that would be adversely affected by the proposed rezoning referenced above, I'm writing to express my strong opposition to the proposed rezoning.

I own 1221 6th Ave North, a historic, residential-style property that I acquired in 2013. I bought the property specifically because it was zoned MUN, and I valued the flexibility that this zoning designation afforded the property as a long-term investment for my wife and I. Though we have leased the property to a small office user since acquiring the property, I anticipate that we may one day live in the property or potentially rent the property residentially on a short-term basis. Removing the STR as an option will decrease the value and utility of my property, and I'm very disappointed that this is actually being considered.

I would be happy to discuss in further detail with planning staff or Mr. O'Connell at any time.

Notwithstanding my disagreement with this proposed rezoning proposal, I sincerely thank you for your service to our city.

Best regards,

Justin Leach

JUSTIN LEACH

T: 615.933.7490

F: 615.297.7040

JLeach@maynardcooper.com

3835 Cleghorn Ave Suite 250

Nashville, TN 37215

From: Telly Fathaly <TFathaly@walkerdunlop.com>

Sent: Monday, October 5, 2020 6:34 PM

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To: Adams, Kelly (Planning) <Kelly.Adams@nashville.gov>

Subject: Bill Number: BL2020-479 / Deferral Request - Germantown STR

Importance: High

Dear Kelly,

Bill Number: BL2020-479

It has come to my attention that Councilman O'Connell, has filed a bill that will rezone my property to a zone outlawing my current right to apply for a STR license.

This bill was introduced without a broad community engagement or discussion and without any notice to me and my neighbors.

The small self-appointed GHN committee which may support this bill has not reached out to me and does not represent my interests.

I request that this bill be deferred at the Metropolitan Planning Commission meeting October 22 until such time as there has been a transparent dissemination of information and community discussion about this proposal.

Best, Telly

Telly Fathaly
Managing Director | Investment Sales
Walker & Dunlop
205 Taylor Street
Nashville, TN 37208
P: [615-224-7813](tel:615-224-7813) M: [404-556-9142](tel:404-556-9142)
TFathaly@walkerdunlop.com

Use our web site to [send me a file](#) over 20MB.

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From: Matthew Bigach <mbigach@gmail.com>

Sent: Monday, October 12, 2020 11:42 AM

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

Subject: Comments On Case 2020Z-119PR-001

To whom it may concern,

I'd like to voice my very strong opposition to Bill BL2020-479 and Case 2020Z-119PR-001 in regards to a request to rezone MUN, MUN-A, MUL-A, MUG, OR20, CS, and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS. I live in the Germantown neighborhood and my property would be affected by this proposed legislation.

On February 4, 2020 in the Metro Council Meeting, we were told that Bill BL2019-111 would be:

“this is not a council member or any individual being able to take a big overlay of property or your neighborhood. This is specific to a parcel. It is elective by the owner/developer.”

Yet in this proposed legislation, that is exactly what is trying to be done.

This bill would severely affect our property values in a negative way and prevent homeowners and developers from utilizing their property the way they see fit and within the current zoning restrictions.

Please vote against this bill and prevent this from happening.

Thank you,

Matt Bigach

From: Mladen <mladen@floorsunlimitedusa.com>

Sent: Tuesday, October 20, 2020 11:53 AM

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

Subject: Council Bill No. BL2020-479

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My name is Mladen and I live at 508 Madison St.

I reject your attempt at yet another episode of government overreach.

Our current condo bylaws do not allow for STRP use.

That is our choice as homeowners and not some city bureaucrats.

I further suggest removing unjustifiable restrictions on STRP to increase revenue for the city.

From: Rachel Parmet <rachelparmet@gmail.com>

Sent: Sunday, November 1, 2020 7:00 PM

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

Cc: Scott Harootyan <scottharootyan@gmail.com>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>

Subject: Opposition to new zoning proposition: BL2020-479

Hello,

My husband and I live in Germantown and would like to voice our opposition to the proposed zoning change restricting STR permitting. We are not in support of changing the zoning in our neighborhood.

Please let me know if you need any more information from us, or if there is anyone else we should reach out to to voice our concerns.

Thank you,

Rachel Parmet & Scott Harootyan

1414 5th Ave N

From: Todd <toddbpaine@gmail.com>

Sent: Monday, November 2, 2020 8:00 AM

To: board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Case: BL2020-479

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Good day everyone.

I own the property located at 1406 5th ave North.

Please accept this email as my absolute objection to the Rezoning of Germantown to NS.

It is abundantly clear, in my opinion, this zoning class was not intended to be implemented in this manner and I strongly feel this is an egregious over reach.

If the action passes with an option to opt out I officially submit my desire to opt out.

I'm happy to discuss.

Thank you. Todd Paine.

From: Randy & Diane Barrett <barrettbarrettrentals@gmail.com>

Sent: Thursday, November 5, 2020 5:53 PM

To: freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>;
board@historicgermantown.org; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-479 Rezoning Germantown to NS

Dear Councilman O'Connell, Germantown Neighbors, and fellow Nashvillians,

Please hear me. I don't feel heard.

I own 1315 4th Ave N. It's a triplex house that at one time was the ugliest house in the neighborhood. It seemed nobody wanted it. It sat on the market a while and had fallen out of contract at least once by the time I saw it. When I bought it in 2010, it was a huge accomplishment for me and a big turning point for my family tree. I come from immigrant parents who came to this country with nothing but the clothes on their backs and

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hope for a better life. We have slowly poured blood, sweat, and literal tears into renovating these apartments into something that could provide a different life for our kids than the lives we had as poor kids in Antioch. I am not a big investment group or developer, I am someone who has turned an ugly, neglected property into one that is well-loved and used by great people looking for a temporary home away from home. Our apartments are under 700 sq ft with 2 bedrooms and only 1 bathroom. Many of the guests who stay here are visiting with family and friends who live in Germantown.

We care about our neighborhood and our neighbors. We are sensitive to any issues that might affect our neighbors and we make it a priority to respond to any concerns they may have. We are at our property almost daily, monitor our exterior cameras for noise and problems, police our guests, and do everything we can to be great neighbors.

We want to be here forever, but this Bill does not represent us. If my husband passes away, will I be able to renew our short term rental permit that is currently in his name? We won't be able to pass this property/business onto our kids after we pass away. We work hard everyday because we want to change our family tree. We work hard so that they don't have to be in financial survival mode. We want them to be free to focus on using their gifts to give back to the community and live their purpose. I hope you take all of this into consideration.

Like many people, I have been so busy raising a toddler and a pre-schooler, while also running a business that I haven't been able to put more time into having my voice heard. I'd like to invite you to call me and have a conversation with me. I am not a wealthy real estate investor. I'm a mother who wants to pass something secure and tangible on to my children. I'm an American-born, Laotian-American woman of color who is passionate about empowering others to build a better future through finding financial independence.

This property has given me so much, but your Bill feels like a personal attack on everything I've been working on for the last decade. When I asked about previous bills affecting me, Freddie said my zoning as Mixed Use/Commercial MUN protected me. Now that's not the case for me or my children who I will inherit this property.

Is there not a better way to achieve what you're trying to achieve? Does my voice matter?

Lastly, if there is any way to be exempt from this NS overlay, please let me know how I can officially opt out.

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Thank you for your time and your service.

Sincerely,

Diane Manivong Barrett

1315 4th Ave N, #B

Nashville, TN 37208

(m) 615.289.4941

From: Steve Lowrie <s.lowrie1911@gmail.com>

Sent: Friday, November 6, 2020 10:37 AM

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

Subject: Germantown Rezoning

Greetings,

With my wife, Sue, we own a small 100+ year-old home in Germantown (1312 6th Ave. N). Sue and I love Nashville, and after doing much research, we purchased our home in Germantown as the zoning is specific to allow short-term rentals to help us pay for our dream home.

We were shocked and appalled when we read the proposed bill BL2020-479. The passage of this rezoning will cut value of our home by nearly 50 percent.

I have been watching previous bills moving through the Metro Council, and I wasn't concerned that they would have any ramifications on our little house. Comments from Councilperson Brett Withers, "This does not downzone anyone's property;" and Councilperson and bill sponsor, Sean Parker, " . . .again, this does not affect anyone's property . . .;" or Councilperson Angie Henderson, "In case there is some confusion, this is not a council member or any individual being able to take a big overlay of property or your neighborhood, this is specific to a parcel, it is elective, it is by the owner/developer."

I trusted the words of these Council members. It was clear our home wouldn't be affected.

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We are opposed to this rezoning. We don't want our property rezoned and we officially submit our desire to have our property excluded from these bills and NS Zoning.

We would be happy to discuss this issue further. Please feel free to email, text or call.

Respectfully,

Steve and Sue Lowrie

From: Joe LeMense, Jr. <jclemense@gmail.com>

Sent: Saturday, November 7, 2020 9:34 AM

To: board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: BL2020-479

All,

I want to express my vehement opposition to the proposal BL2020-479, which would re-zone my family's property in Germantown. My wife and I purchased our property at 1228 6th Ave N due to its zoning of MUN. This proposed BL2020-479 would take away our right for short term rentals, which is currently one of the best and highest uses of our MUN zoned property. In fact, had it not been for this zoning, and our dislocation due to COVID, we would not have been able to make the purchase work. There are countless other examples and homeowners that take our same position. Do not pass this legislation- it was not intended to be implemented in this manner.

Thank you

Joe LeMense, Jr.

1228 6th Ave N, Nashville, TN 37208

202-236-9951

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From: Phillip Vaughn <phillip.vaughn@vaughndevelopment.com>
Sent: Saturday, November 7, 2020 10:17 AM
To: freddie@readyforfreddie.com
Cc: Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org
Subject: Germantown Rezoning

My group is in the process of rehabbing the property on 1311 4th Ave. N. When we purchased the property it was our understanding that the NS zoning would not be used to down zone entire neighborhoods. We have no plans to turn this beautiful historic building into a short term rental "party house". We are developing the property for mixed use. We would still like the option for short term rentals in the property.

We do not want our property to be rezoned. We would like our property to be excluded from these bills and the NZ zoning designation.

Thank you.

Phillip Vaughn, CPA

Vaughn Development Group

phillip.vaughn@vaughndevelopment.com

615-618-0630

From: Justin Leach <JLeach@maynardcooper.com>
Sent: Saturday, November 7, 2020 10:25 AM
To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org
Cc: jleach14@yahoo.com; leach.kerryd@gmail.com
Subject: 2020Z-119PR-001 - Opposition to Rezoning and Formal Demand to Exclude 1221 6th Ave North

Good morning all,

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I am a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I'm writing to express my **strong opposition** to this proposal. Due to a conflict, I cannot attend the 3pm meeting today, so please accept this written statement of my position.

My wife, Kerry, and I own 1221 6th Ave North, a historic, residential-style property that we acquired in 2013. We bought the property specifically because it was zoned MUN, and we valued the flexibility that this zoning designation afforded the property as a long-term investment. Though we currently lease the property to a small office user, I anticipate that we may one day live in the property or potentially rent the property residentially on a short-term basis. Removing STR as a permitted use will decrease the value and utility of my property, and, in my view, this proposed rezoning (without my consent and without any consideration being paid for the new limitation on use) constitutes an **unlawful taking**. I'm very disappointed that this is actually being considered.

I hereby formally demand that my property be excluded from the proposed rezoning. I am prepared to take whatever additional steps may be necessary to prevent the unlawful taking of my property that is being proposed.

I would be happy to discuss in further detail with planning staff or Mr. O'Connell at any time. I understand the problem that this proposal aims to solve, but this blanket rezoning of an entire neighborhood is not an appropriate, fair or legal solution.

Notwithstanding my disagreement with this proposed rezoning proposal, I sincerely thank you all for your service to our city. Please feel free to call me (615-403-4315), if you are interested in discussing a more fair and reasonable measure with me and other concerned stakeholders.

Best regards,

Justin Leach

Justin Leach

Shareholder | Real Estate & Financial Services

P: 615.933.7490

JLeach@maynardcooper.com | [V-card](#)

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3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215



MAYNARD
COOPER GALE

From: Kenny Ferrelli <kennyandlisa@ferrelli.org>

Sent: Saturday, November 7, 2020 11:38 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Subject: District 19 Community Meeting to discuss the proposed rezoning of the Germantown HPD to the NS zoning variant

It has come to my attention that Councilman O'Connell, has filed a bill that will rezone my property (without my consent or agreement) to a zone outlawing my current right to apply for a STR license even for an owner occupied rental. This bill would rezone my property without my authorization or consent. The small self-appointed GHN committee which may support this bill has not reached out to me and does not represent my interests. I purchased my home with the assumption that an opportunity to secure an STR license for an owner occupied or non-owner occupied home would be available in the event the homeowners in our neighborhood decided it would be in our best interest. We do not know how this neighborhood will develop in the next 10-15 years or how our personal circumstances might change. Now that option is being taken away from us without our approval.

This is a major change for the community and should have overwhelming support to even be considered for approval. I did not get direct notification of the "community meeting" being held this afternoon. I shouldn't have to rely on the grapevine to hear about a community meeting to discuss a zoning change of this magnitude.

It is my understanding that the NS zoning designations were only created as a zoning class for individual parcels so an owner would not have to file an SP bill. Now Council appears to be going back on their promise less than a year from passing the NS zoning bill.

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I request that this bill be denied for the reasons discussed above or **at the very least**, allow any property owner that so desires to opt out of this zone change.

Kenny Ferrelli

211 Taylor Street

Nashville, TN 37208

615-519-5319

From: Todd <toddbpaine@gmail.com>

Sent: Saturday, November 7, 2020 12:18 PM

To: Ron Hogan <rhogan@mindspring.com>; board@historicgermantown.org; freddie@readyforfreddie.com; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>

Subject: Re: Case: BL2020-479

I am unable to attend the virtual meeting today.

Please let this email stand as my public opposition to this ordinance as written.

I will happily concede this position if one of the following applied:

1. My property is excluded.
2. Zoning only applies to properties with 3 or more structures.
3. Property owners can opt out.
4. STR permits are allowed to be issued to NON-OWNER OCCUPIED properties (if currently allowed) for a period of 120days after the ordinance passes. This gives people like myself time to convert space and secure a permit if they choose. If the property is sold, the new owner will also be able to secure a STR permit if a

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current permit is in place. Permits are not transferable so even if you allow current permits to remain in place, the property would not be able to be sold thus creating a major hardship for the property owner.

If the reason for this ordinance is to quell large developments and clusters of STR properties then attack that problem. I have no problem with that. Restricting the local, small time investment property owners like myself and creating a financial hardship for us is not the answer.

Thank you.

Todd Paine

1406 5th ave. N.

From: Heather Edwards <heatheredw@comcast.net>

Sent: Saturday, November 7, 2020 1:54 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: Case 2020Z-119 PR-001 and the bill BL2020-479 to BL2020-504

Dear Planning Commission,

I was in support of the original bill BL2020-479 for no STRs in Germantown as I thought that was our only option to put a halt to our lovely neighborhood being overrun by non-owner occupied STRs. I have no problem with the owner occupied STRs, as I think there is a higher level of responsibility that comes along with that scenario. So, this new bill BL2020-504 is even better in my mind as it is more in line with how many RESIDENTS of Germantown feel.

My main concern with non-owner occupied STRs is that they are essentially unstaffed hotels with little oversight. Particularly, there is one complex coming in that is huge on 5th avenue that has brought great concern to the neighbors surrounding it. It's basically a hotel but with zero management or staff there to keep everyone in line and following rules. If it was an actual hotel with staff I wouldn't even take issue. I like mixed use in the neighborhood and think when done responsibly can serve our neighborhood. I have lived in Germantown 16 years and own two houses here (neither of which are STRs). I care about my neighborhood deeply. I don't want investors coming into my neighborhood, who don't care about the neighborhood except in regards to it being a money maker for them, who aren't here to manage their properties in person. People talk about worrying having restrictions lowers our property value. I say just the opposite. Who wants to live

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next to a non-owner occupied STR? I certainly wouldn't and know many people who look into that before purchasing to insure they aren't going to be next to one.

Please consider supporting this bill. Please listen to the RESIDENTS of the neighborhood. Many are speaking out who don't even live here. They are mostly realtors or investors. I ask that you reflect on the intent of those voices.

If we don't put some level of restriction on these non-owner occupied STRs our neighborhood will soon be one many of us long-standing residents will not want to be part of. And that is a horrible thought.

Thank you for your consideration.

Sincerely,

Heather Edwards

615.400.0862

1400 Rosa L. Parks Blvd. # 115 & 1317 2nd Ave. N. (both in Historic Germantown proper)

From: Mark McGinley <mmcginley@buildmcubed.com>

Sent: Sunday, November 8, 2020 8:59 PM

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

Subject: Opposition of BL2020-479

Dear Planning Commissioners,

I live at 1140 Brookmeade Drive, and I am one of the owners of 1320 5th Avenue North, in Historic Germantown.

I am writing to strongly oppose BL2020-479.

I remember when BL2019-111 (the "-NS" Bill) was working its way through the Planning Commission and Metro Council earlier this year. My partner was very concerned about the Bill, fearing that councilors would use it to downzone properties. I thought he was being unduly mistrusting. I listened to the Bill's sponsors, and to all of the debate at the Planning Commission and at Council. It seemed clear that the Bill was to be used electively, by developers who didn't want to build STRs, to avoid a costly and time consuming SP process when

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they wanted a zoning change. Accordingly, I supported the Bill, trusting in the legislators who brought it forward.

You can imagine how foolish and naïve I feel now.

It is truly galling for Councilman O'Connell to use the -NS Bill to effect such a massive downzoning of a neighborhood. Doubly so, given that there has been almost no notice to the neighborhood and with very little neighborhood debate.

This legislative overreach must be checked. It is vital that our local officials conduct their affairs with honesty and integrity. We should be entitled to believe that our representatives are being honest when legislation is being proposed. Especially when that legislation restricts our constitutionally protected property rights.

I do not want my property downzoned. And from the two and a half hours of neighborhood feedback I listened to at the only meeting we have had on this bill to date (set hastily this past Saturday), the neighborhood property owners do not want their properties downzoned either.

Do the right thing. Take a stand against this Bill. Anything less would represent a tacit approval of the conduct on display, and will doubtless encourage more of the same.

I appreciate your time and consideration.

Best regards,

Mark McGinley

From: Molly Slayton <mollyslayton@gmail.com>

Sent: Monday, November 9, 2020 10:29 AM

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

Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Subject: Proposed Germantown Rezoning

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To whom it may concern,

My husband and I own our home at 1416 5th Ave N and have lived here for 3.5 years.

We are disappointed by the handling of this proposed change and cannot support this downgrade in our property zoning. We would like to request that our property be exempt from this rezoning.

Thank you,

Molly Slayton

--

Molly Slayton

mollyslayton@gmail.com

(630)253-6743

From: Joseph Herndon <jherndon1@bellsouth.net>

Sent: Monday, November 9, 2020 10:34 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org; wendy@wendymonday.com

Subject: Air B and B/ NS Zoning

Freddie O'Connell

Lucy Kempf

Planning Commissioners

Historic Germantown Board

Dear Sir/Madam,

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Greetings.

I have recently learned that your committee is taking up the issue regarding Air B&B's in the Germantown and surrounding neighborhoods of Nashville.

I first purchased ten historic properties in Germantown 40 years ago in 1980. Working with the progressive leadership of your office, the Nashville City Council and the forward looking disposition of the City Planning Commission, we undertook the laborious process of switching from industrial to mixed use zoning, obtaining Fannie Mae Mortgage financing, and attracting young and middle aged pioneers to buy into the neighborhood and renovate historical properties. This resulted in the renewal of this long forgotten and ignored jewel and Nashville asset. In fact, many current residents and their guests still live in the Joseph L. Herndon Subdivision.

Mixed use zoning was a new concept for Nashville in those days, but it was necessary to make the community viable. By allowing residents (both owners and renters) to live, work, set up businesses, restaurants, and short term rentals, owners could include imaginative additional incomes to help fund their properties. Without this approach, these communities would never have developed and prospered. Yes, perhaps regulation is needed, but to undo this successful 40 year experiment that many others have immolated, would be a huge step backward, stalling this communities future growth and that of other neighborhoods like it.

I urge you to continue to support mixed use zoning and Air B and B's in these inner city neighborhoods by excluding Germantown from NS Zoning.

Regards,

Joseph L. Herndon

2376 Orista Court

The Villages, FL 32163

(Historic Nashville Address:

1215 5th Ave No

Nashville, TN 37208)

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From: Alexa Little <nashvillenative@icloud.com>

Sent: Monday, November 9, 2020 10:48 AM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org; Wendy Monday <wendy@wendymonday.com>

Subject: NO Germantown NS zoning

Hi there!

I do not support the blanketing of NS zoning in the Germantown neighborhood, I do not want my property rezoned and I wish to have my property excluded from these bills and any future zoning changes.

My name is Meredith Alexa Little(Herndon). I have lived at 1215 5th ave N. since I was born in 1980. My parents, Dee Ann Walker and Joseph L. Herndon, purchased the property at 1215 and 9 others in an attempt to save a dilapidated neighborhood, slated to become Nashville's industrial dumping grounds.

My parents themselves, changed most of the zoning in Germantown from IR to MUN in the late 80's so that people could live and work in the same neighborhood. We wanted Germantown to be a place with coffee shops, stores and home businesses. A working community with wonderful places to gather and invite guests and family to experience our uniqueness. MUN means just that. To take away this property right and lower property values by doing so is detrimental to the soul of this vibrant inner city neighborhood.

However, I do want to say that I agree more regulations need to be set on all STRs. Why my studio apartment can legally sleep 6 people is just ridiculous. STRPs should be limited so that you can only hold two permits in your name. Developers should have to have a live-in manager if they want to have STRs in a complex(although, I think STRs should be a privilege Davidson co residents are given and developers should be excluded all together.) All STRs should be required to have off-street parking. STRs should be limited to 2bd max/6ppl max, not 12+. Any NOO should have to be managed by a LICENSED VLS agent, who has the knowledge and experience of dealing with problems and interacting with codes. The owner/manager of an STR should also have to live within the city limits(20mins away). STRs should be inspected every year and checked that they are still up to code and have no violations before renewing. Nashville, like other cities, should work with hosting platforms to ensure bad eggs are banned from hosting and bad renters are also on a 3 strike rule. -I say all this as someone who has managed STRs for a living for more than 10 years. As a policy, I

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don't manage anything over 2 bedrooms because that's when the problems start. There are lots of other STR Hosts that feel the same way.

I would love to speak with you more about other alternatives to the NS zoning. Could you imagine what Germantown would have been like today if my parents had not laid down in front of the bulldozer when Metro wanted to put an emissions testing center on the 1200 block of fifth?!

Thank you for your time,
Meredith "Alexa" Little
NashvilleNative@icloud.com

(615)397-6294

From: AB Nashville <kate@alexisandbolt.com>

Sent: Monday, November 9, 2020 2:21 PM

To: freddie@readyforfreddie.com; Planning Commissioners <Planning.Commissioners@nashville.gov>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; board@historicgermantown.org

Subject: Germantown Rezoning Opposition - 506 Monroe St. Property

Dear Metro Council and Planning Commission Members,

I am the owner of 506 Monroe Street (Alexis + Bolt) and it has come to my attention that a bill has been filed to potentially dezone my property without my consent. For the past four years I have used my property for commercial use, but greatly wish to maintain the opportunity to not only live and run a business from this space - but for short term rental. This proposed bill would not only take away the right for short term rentals but it would greatly devalue my property.

It was disappointing to learn of this bill from a friend in the neighborhood just this past week. Unfortunately, I was unable to attend Saturday's meeting with the council, but I want my demands on record! This is my formal request to exclude my property from this bill and the NS zoning. I do not want my property rights taken and I hope you will respect the desires of the neighborhood to choose if they'd like to rezone their individual properties and not make a blanket dezone to the Germantown community.

Thank you,

Kate

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Kate Sbarra
Owner/Buyer

p: (479) 530 2213

w: <https://alexisandbolt.com/>

ig: @alexisandbolt

From: Wendy Monday <wendy@wendymonday.com>

Sent: Monday, November 9, 2020 4:40 PM

To: Freddie O'Connell <freddie@readyforfreddie.com>; Wendy Monday <wendy@wendymonday.com>; Kempf, Lucy (Planning) <Lucy.Kempf@nashville.gov>; Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>

Subject: 2020Z-119PR-001 - Opposition to Rezoning and Formal Demand to Exclude 1231 6th Ave North

I am a Germantown property owner that will be adversely affected by the proposed rezoning referenced above, and I'm writing to express my **strong opposition** to this proposal.

My husband JT and I own 1231 6th Ave North, a property we acquired in 2018.

We bought the property specifically because it was zoned MUN, and we valued the flexibility that this zoning designation afforded the property as a long-term investment.

We live next door to busy Monell's restaurant, two doors down from the busy bar Mothersruin and across the street from the Germantown Inn. We also share our block with the Cupcake Collection and Little Fish Market and a variety of offices.

This is not a residential street.

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Though we currently live in the house, I anticipate that we may one day rent the property residentially on a short-term basis.

Removing STR as a permitted use will decrease the value and utility of our property, and this proposed rezoning (without our consent and without any consideration being paid for the new limitation on use) constitutes an **unlawful taking**.

The NS zoning designation was created as a zoning class for individual parcels so an owner would not have to file an SP bill. That was stated on video and on record. Now Council appears to be going back on their promise less than a year from passing the NS zoning bill.

We hereby formally demand that our property be excluded from the proposed rezoning. We are prepared to take whatever additional steps may be necessary to prevent the unlawful taking of our property that is being proposed.

Wendy Monday and JT Spangler
1231 6th Ave N
Nashville, TN 37208

--

Wendy Monday
Broker/Partner
Village Real Estate
mobile : 615.642.1313
social : @wendymondaysellingnashville

From: Dee Ann Walker <dawalker1215@gmail.com>
Sent: Tuesday, November 10, 2020 8:21 AM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Planning Staff <planningstaff@nashville.gov>
Cc: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>
Subject: Opposition to Zoning Change for Germantown. BL2020-479

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Dear Commissioners,

I have been a resident of Germantown since 1980 at 1215 5th Avenue North. I have two properties at that address (subdivided into 2 parcels). One property is my home, built in 1848, and the other property, a carriage house built in 1872, contains 3 apartments. Both properties are historic, listed on the National Register.

When I first acquired my home (1978) most of the area of Germantown (we named the district in my home!) was zoned IR. With a few other new property owners, we worked tirelessly with Metro Zoning to develop a new zoning category MUL, which would allow people to live and work in Germantown, on the same or nearby properties. Our vision was to have a vibrant residential and working community, unlike the suburban neighborhoods that surround downtown. I personally secured the signatures of every property owner on Fifth Ave. North (Jefferson to Hume) on a petition to Metro to show the favorable response to a zoning change to MUL.

With the zoning change I was able to renovate my carriage house property (although it required a variance & purchase of adjacent land to supply off-street parking) into commercial living spaces and have rented these spaces, first as long-term rentals, and more recently as short term rentals. Over the years, and considering the age of my properties, the cost to keep these properties in good condition has risen sharply, as well as my taxes. The rental income from long term rentals was insufficient to supply the revenue to pay for renovations and maintain the properties. When short term rentals gained popularity, I converted two carriage house rental units to short term and doubled the yearly income. This allowed me to upgrade and repair both properties as well maintain them in good condition.

Both of the STRs are one bedroom units and both have off-street parking in the alley. We only allow two people to a unit when rented. We have only had one problem requiring removal of a tenant in the 4.5 years we've had a permit. None of our neighbors on either side or across the street, nor the long term renter in the carriage house, has ever complained to us about noise or our tenants. The Carriage House backs up to the Germantown Inn, which is also renting short term, but just by a different name.

I have been a responsible property owner and an active citizen of Germantown. I feel that the zoning change is being proposed because a few neighbors in the center of the historic district have been vocally against STRs. The neighborhood has changed...and not just because STRs are allowed, but because of new development and a growing, younger population. STRS are not the problem. The proposed blanket zoning overlay goes too far. What we need is better enforcement of STRs by Metro. Don't allow STRs to house more

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than 4-6 people. Keep track of poorly managed STRs and don't renew their permits. Don't allow large developments to have STRs. Find ways to enforce rather than take away an opportunity for a legal business in a neighborhood zoned for business.

I understand that I will be grandfathered in and can continue to hold a permit for my STRs. But, if I were to sell my property, the buyer would not be able to secure a permit, which devalues my property. But, I could sell the property to someone who plans to turn it into an Inn or a restaurant. Which is worse for the neighbors?

Please consider my request and **do not** recommend this zoning change to Metro Council.

Respectfully

Dee Ann Walker

1215 A & B Fifth Avenue North

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Item 26: 2020Z-125PR-001

OPPOSITION

From: Peter D Greaves <peter.greaves@gmail.com>

Sent: Friday, October 16, 2020 12:05 PM

To: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2020Z-125PR-001

I would like to place a written objection to a portion of this plan, specifically the rezoning of the property at the corner of 10th and Fatherland which is currently zoned R8 tu MUN-A. This is a lot on residential street and will undoubtedly result in public use of parking in front of resident's houses on Fatherland street.

Given that the current church property owners can make a decent sake by converting the property to housing, it would be an encroachment into a residential area, it will likely affect property values, create a parking issue and there is no parking on S 10th I would like to request this portion of the application be denied and the property be left as R8.

Regards

Pete Greaves

913 Fatherland Street

615 354-3536

From: Carol Williams <wachtel@bellsouth.net>

Sent: Tuesday, November 10, 2020 9:47 AM

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

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Case 2020Z-125PR-001 — PLEASE READ

To the Planning Commission:

We have been notified by Brett Withers, our councilman, that this zoning is going to happen so even though knowing my voice/concerns have little impact, what happens here has great impact on residential neighborhoods one block away.

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Knowing that “Codes” rules on parking requirements, I want you to know when tenants are required to pay for their on sight parking, they park in our neighborhoods. ...meaning the required parking for each structure is bogus if not free for tenants.

Knowing that “Traffic and Parking” oversees traffic flow design/control, I have not seen a plan to alleviate the additional traffic flow through Historic Edgefield with cross streets connecting Shelby Street to Woodland Street. ..neither have I seen a plan to increase pedestrian safety on Woodland and Main.

Have you discussed the needed infrastructure in this area? Have you considered our Historic districts and the ramifications of rapid development?

My neighborhood wish is that someday “planning” will think beyond investors/development tunnel and prioritize related “Metro Departments” under their umbrella of zoning change discussion/decisions.

I’m well aware my voice has little power over wealthy investors, MDHA, and even my Councilman, but having lived in Edgefield since 1975, I will continue to fight for the stability of neighborhoods. The quality of life in Nashville neighborhoods is rarely a priority so the fight never ends. Evidently, this is a done deal, but in your future decisions, please consider the “big picture” for all affected.

Thank you for your service.

Carol Williams
800 Russell Street
Nashville, TN 37206

From: Logan Key <keylogan@icloud.com>

Sent: Tuesday, November 10, 2020 12:31 PM

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

Subject: Case 2020Z-125PR-001

To the Honorable Members of the Metro Planning Commission:

I write in opposition to the proposal **as presented** for case 2020Z-125PR-001, to rezone multiple parcels in and around the Five Points area of East Nashville. I reside within the MDHA Five Points Redevelopment District, and 1/2-block from one of the parcels proposed for rezoning.

In all likelihood, you will approve this proposal, probably in unanimous fashion.

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I, personally, have no long-term objection to the expiration of the MDHA Five Points Redevelopment Plan. It served its purpose and it's outdated.

But it is vitally important that you understand the context within which the surrounding neighborhoods have experienced this proposal. You should be fully informed that this proposal is **CM Withers's plan**. Although he informed neighborhood stakeholders about it, he has consistently resisted incorporating meaningful community input into the substance of the proposal. In fact, as recently as yesterday, Nov. 9th, in an email to neighborhood stakeholders, he reiterated his intent to translate the 30-year old MDHA guidelines into present-day zoning, zoning that carries the force of law. He has consistently celebrated coordination with the Planning Dept., Codes Dept., developers (naming Mr. Granbery, specifically), commercial realtors, and land-use attorneys. But he has not celebrated the buy-in he's received from neighborhood residential stakeholders — that's because that buy-in doesn't really exist.

Many highly-regarded neighborhood stakeholders have witnessed the steamrolling of **his** plan which, unfortunately, closely adheres to desires and aspirations of the Metro government establishment and business interests, but not the desires and aspirations of the residents whom he was elected to represent. I would encourage you to ask him about the buy-in he's received from residents near the impacted areas.

In closing, I invite you to read the attached email exchange, which I'm submitting for the record. It contains but one example of what I've described above. As you will recall, earlier this year the Metro Council passed (with your support) BL2019-111 which creates a zoning category to exclude non-residential vacation rentals from certain zoning classifications, including mixed-use and office/residential. Not alone in my advocacy, I joined others in advocating that the mixed-use parcels around Five Points (including the all-important neighborhood commercial corners) be protected from vacation rentals so as to ensure the commercial activities on those corners are preserved for neighborhood-oriented commerce rather than tourism-related commerce. Unfortunately CM Withers introduced a red herring and turned the suggestion back on me, implying that I, a private citizen, somehow had the power to fix that issue when the previous Metro Council passed a revision to the zoning code nearly three years ago, a bill which Commissioner Johnson co-sponsored when she was a member of the council. You can read the entire exchange for yourself.

Finally, to be clear, the properties in question NEED to be rezoned — on that there is not much disagreement. But the process used heretofore has not served the best interests of the people who live closest to the impacted areas.

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Sincerely,

Logan Key

1411 Fatherland St.

Nashville, TN 37206

From: Withers, Brett (Council Member) Brett.Withers@nashville.gov

Subject: Re: Feedback on Five Points Redevelopment Rezone

Date: October 11, 2020 at 5:34 PM

To: Logan Key keylogan@icloud.com

Cc: Lois Layne loislayne42@gmail.com, Carol W. Williams (wachtel@bellsouth.net) wachtel@bellsouth.net

WB

Logan: thanks for your email. If you were concerned about STRs in CS, CL, MUN or MUN-A Zoning, then you should have included those in bill -608. Not only did -608 not account for commercial or mixed-use zoning in residential-adjacent parcels, it specifically excluded multifamily (RM) zoning districts, which reflects the extreme bias against mixed-use or multifamily neighborhoods (yes there are neighborhoods that are not single-family) which was a major reason why I did not cosponsor that deeply flawed bill, although I did speak in favor of and voted for it. I also worked toward plugging the loophole in RM zoning that -608 created, although the neighborhoods pushed for a different, longer extension of STRs in multifamily districts which passed, and then the STR lobbyists immediately thanked the Council for passing what the neighborhoods got hoodwinked into supporting which actually benefited the STR operators because the John Summers groups got so blinded in their ideological litmus purity tests that they lost sight of reality.

The Five Points Redevelopment District is completely silent on the issue of STRs and if anything actually promotes them, as the STR lobbyists have pointed out to me. That's part of my reason for wanting to close out that document as quickly as I can.

I would say that the likelihood of STRs opening at the Four-Way Market at 1401 Fatherland is low and is the least of anyone's worries. Since when did neighborhoods want to cling to a bear-and-cigarette market? Any construction project on that parcel would come before the Metro Historic Zoning Commission, and from an historic standpoint, any new construction project would trigger sidewalk requirements and would improve the neighborhood compared to the building form that exists there today, with no disrespect to the present business owners, who by all accounts are good neighbors.

As for FARs, were you previously a resident of East End Lofts? That parcel has MUG-A zoning, which is significantly more intense than the proposed MUL-A. I have never heard a single complaint from Edgefield neighbors about East End Lofts which is by far the most intense use anywhere on Woodland Street. By a long shot. And presumably 100% of those units could go STR unless the HOA decides against it. Which is their right. I am not interested in downzoning anyone's property. I never have been.

I have heard your concerns and either do not understand what they are or I do not see the merits of the argument. The Five Points Redevelopment District Design guidelines actually call for buildings of 3-4 stories lining Woodland Street, and the proposed zoning reconciliation merely gives everyone on Woodland the same zoning entitlements as Bill & Andrew or Five Points Animal Hospital or Rich McCoy or Mark & Patti Sanders for their house's president development about which I have never heard any complaints.

Thank you.

Brett A. Withers
Metro Council, District 6

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From: Logan Key <keylogan@icloud.com>

Sent: Sunday, October 11, 2020 3:24:27 PM

To: Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Subject: Feedback on Five Points Redevelopment Rezone

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

Dear Brett,

Hope all is well with you.

Are there any updates on the Five Points rezone? I missed the WebEx community meeting regarding the Five Points area rezone. However, I am probably familiar enough with the basics anyway. But please let me know if there is additional information I should consider.

Now that the "-NS" designation is available for the mixed use zones, it seems to me that should be a critical component UNLESS there is strong community support for commercial STRPs in and around the neighborhoods, which I do not think there is. I don't think NashvilleNext offers strong support for vacation rentals even under mixed use, and now that

the -NS is available for mixed use, it seems like low-hanging fruit, unless you're hearing lots of community support to the contrary. And if you think about when the MDHA plan was adopted (and for most of that plan's life), STRPs weren't supported since the zoning code didn't even accommodate them at all until 2015.

Closer to home for me, I can't support MUN-A at 1401 Fatherland St. when MUN-A-NS is sitting there on the shelf waiting to be used. That's one of the reasons I'd hoped 1400 wouldn't be rezoned until the "-NS" bill passed. But I was given assurance the 1400 developer had no plans for STRPs. But now, neighbors have no such assurances about 1401, and how could we since the property isn't up for sale anyway? I really think the same is true for all the small neighborhood corners like 17th and Fatherland. I realize they can operate STRPs NOW in the CN zones and if you rezone to -NS, they'd lose that opportunity. But for properties going from CN to MUN-A, they're already losing a few uses anyway.

I also have some general concerns about the sudden increase in FAR along Woodland St. and I've expressed those concerns to neighbors near there in hopes that they will not overlook those risks.

Thanks,

Logan Key
1411 Fatherland St.

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From: J Damato <jpdoffline@aol.com>

Sent: Tuesday, November 10, 2020 2:33 PM

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

Cc: Napier, Patrick (Planning) <Patrick.Napier@nashville.gov>

Subject: 2020Z-125PR-001

Metro Planning Commission Members,

I am requesting that Council Member Withers proposed rezoning for the greater Five Points area (2020Z-125PR-001) in anticipation of the expiration of the Five Points Redevelopment District be disapproved to provided time for community feedback, or be accepted only with modifications.

CM Withers has suggested that he has been working with the community for over a year. In actuality CM Withers mentioned that this issue required attention about a year ago, but he presented his plan for feedback in late August. His rezoning plan was presented to the Lockeland Springs neighborhood association on October 21.

At the Historic Edgefield neighborhood meeting in late August CM Withers presented his plan for the first time — as a completed plan. We saw this plan again in early September. He proudly explained how he had come to his conclusions working with Metro Planning, Historic, and the business owners affected. The community was not a part of the process. Any questions or concerns submitted during or after his public meetings were met with very long explanations of why he went a different way. I still have open questions regarding residential buffer and STRP from an email exchange sent after the LSNA meeting in October — for which CM Withers has not provided answers. It should be noted that we were not presented with layman’s explanation of the plan; we were presented with a color-coded map and markings by zoning class.

During CM Withers’ September town hall on his rezoning proposal I expressed concern about the intensity of the zoning on the 800 and 900 blocks of Woodland St., along the south side adjoining Edgefield residences. CM Withers replied using the East End Lofts as a confusing example — this property was zoned as an exception, and is 100% residential -- not an example of actual mixed use application. CM Withers then directed me to follow up with “specific properties” I was concerned about. I spent several fruitless days trying to document specific parcels from the Metro Maps site, and to decipher zoning classes as a layman. When I followed up with Withers to ask about a small group of properties on the 900 block of Woodland St. he provided a lengthy dissertation on the disposition of the 800 and 900 blocks and chided me that, “that is why we are studying the zoning for the whole block faces” — something I had tried to do in the first place.

I would request that you look carefully at the 800 block of Woodland St., on the south side. These properties are not part of the expiring Five Points Redevelopment District; they’re part of the active East Bank Redevelopment District. CM Withers’ stated intention is to recreate the character and intent of the Five Points Redevelopment District. The 800 block of Woodland should maintain the character and intend of the East Bank Redevelopment District. This block of historic homes have been designated as a Residential

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Subdistrict. Their zoning should reflect the low intensity office/residential design and character from that district's guidelines. The "mixed-use limited" class CM Withers has proposed is way out of line for these potentially repurposed homes. An "office/residential" class would be more appropriate, such as OR-20-A-NS (or OR-40-A-NS).

A number of us have asked CM Withers to reconsider the intensity proposed for the 900 block of Woodland St. on the south side adjacent to residential homes on Russell St. Woodland St. is a transitional area between residential Edgefield and the high-intensity commercial of Main St. We would hope that the zoning for Woodland St. would facilitate that transition, with lower intensity mixed-use adjoining Russell and higher intensity adjoining Main. As such I have asked CM Withers to support a mixed-use neighborhood zoning class on the south side of Woodland and the mixed-use limited class on the north side. Withers is adamant that rezoning properties on Woodland from a CS class to a MUN class would be "downzoning" and that MUL is the only way to go. I don't believe that this is in keeping with the Five Points Redevelopment District's original objective for walkable neighborhoods. I've also been told by others that the CS to MUN vs. CS to MUL is not cut and dry, and that there is some flexibility. Russell St. has been screwed already by the presence of the WeWork building and other development on Woodland. I am asking that you consider residential-adjacent 800 and 900 blocks on Woodland as you might consider "commercial corners." Without your intervention there is no protection and no buffer for the 800 and 900 blocks on Russell.

I have an open question to CM Withers about the possibility of using "NS" designated zoning classes, which I believe would fit the intentions of the Five Points Redevelopment District as a "walkable neighborhood" rather than a "walkable tourism district." I'd hope that you might represent this point of view in the absence of the council member's response.

I hope that you will at least take the time to consider residential community feedback. CM Withers has gone through the process of community meetings in the past two months, but it has been largely about informing and defending his plan. We need someone to advocate for community partnership.

Thank you.

Jim Damato
Historic Edgefield Neighbors board member
800 Boscobel St.
jpdoffline@aol.com

From: Layne, Lois <lois.layne@wku.edu>
Sent: Tuesday, November 10, 2020 3:02 PM
To: Planning Commissioners <Planning.Commissioners@nashville.gov>
Cc: Layne, Lois <lois.layne@wku.edu>
Subject: 2020Z-125PR-001 5 Points Rezoning

Dear Planning Commissioners,

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We bought our home at 817 Russell Street in 2005 but our children and their families lived in Lockeland Springs since in the mid 1990s. We care about our neighborhood and our neighbors and we have concerns about the future.

I'm aware that the plan for development in the Five Points area grew out of residents' creative vision of what would make a vibrant, livable neighborhood. The result was an artsy, funky and unique neighborhood that was featured in all the national media coverage of Nashville that ultimately made Nashville the "It City." The Five Points Redevelopment District guidelines contributed to the "blueprint" that conveyed the community's vision to developers. Much of the early, and subsequent successful development in Five Points and Historic Edgefield was the product of a partnership and common vision between residents and developers who worked together for a win-win outcomes.

The Five Points Redevelopment District may be out dated and zoning needs to be updated. However, it breaks my heart there has been very little opportunity for community discussion about how the rezoning will impact the character and livability of the neighborhood. This is partly due to the sequence of disasters of 2020 which have been disruptive and have made community gatherings impossible, except virtually. Subsequently, the neighborhood associations of Lockland Springs, East End, and Historic Edgefield jointly wrote a letter to MDHA to request an extension of the Five Points Redevelopment District. An extension was not granted due in part to vehement opposition from our Council Member Brett Withers.

CM Withers has worked very hard to create a rezoning plan. The rezoning plan by working with Metro agencies, property owners, and developers. It was presented in final form to neighborhoods for input. The complex zoning plan which will replace the 5 Points Redevelopment District may be technically acceptable, but I am very disappointed that there has not been no opportunity for neighborhoods to understand its implications, to look at the impact of the rezoning in a larger context and to consider whether more could be done to preserve the character and livability of the neighborhoods impacted by the rezoning.

Specifically, I have concern that this rezoning will stimulate rapid growth of tourist-oriented development and produce an East Nashville version of the Honky-Tonk industrial complex, with loud music venues and 4-story STRs/hotels/condos built adjacent to family residences.

I worry that there is no buffer area between commercial development on the south side of the 800 and 900 block of Woodland which adjacent (across the alley) to residential Russell Street. The high intensity buildings that exist on this stretch of Woodland are compatible with the neighborhood because the developers and neighbors worked together when they were built. While the Historic Preservation Overlay in the 800 Block of Woodland offers some protection, the 900 Block of Woodland which lacks the moderating impact of a Historic Preservation or Conservation Overlay and is more vulnerable. Wouldn't OR or MUN-NS zoning would cause fewer problems with noise, parking, and traffic than the proposed MUL zoning? Residential Historic Edgefield already has spillover from development on Woodland and Main which decreases quality of life and making it a less desirable place to live.

Don't we lose the guidelines that help prevent ugly "box" buildings. The 5 Points Redevelopment District had guidelines for the architectural appearance of buildings. It would be nice to consider how to retain some design guidelines.

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I appreciate all of the hard work that has gone into this proposal.

Thank you,

Lois Layne
817 Russell St.

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Received through November 10, 2020

SUPPORT

From: Tyler Cauble <tyler@thecaublegroup.com>

Sent: Monday, November 9, 2020 8:42 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Subject: Five Points Rezoning

Planning and Councilmember Withers,

Please find attached my letter in support of the proposed Five Points rezoning.

Best,

Tyler H. Cauble

[THE CAUBLE GROUP](#) | [PARASOL MANAGEMENT](#)

Cell: 615.574.8060 | Office: 615.854.7188

3250 Dickerson Pike # 114 | Nashville, TN 37207

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THE CAUBLE GROUP
COMMERCIAL

November 9th, 2020

Comments on November 12, 2020 MPC Agenda Items

Received through November 10, 2020

Councilmember Brett Withers

Metro Council - District 6

One Public Square, Suite 204

P.O. Box 196300

Nashville, TN 37219

Subject: East Nashville Five Points Rezoning

Dear Councilmember Withers,

This letter is an expression of my support for the proposed rezoning of the Five Points area in East Nashville.

Given that the Redevelopment District zoning for this neighborhood was established in the mid-80s and there seems to be a continuous stream of applications for zoning modifications being presented to the Planning Commission, it would be beneficial to work through a base-zone change in order to better align with today's design and development standards.

As a property owner in East Nashville and a member of the business community, I believe that the zoning change will aid in the design of projects that better meet the needs of existing residences while continuing to enhance the surrounding neighborhoods.

I request that you move forward and approve the proposed zoning change.

Sincerely,

A handwritten signature in blue ink, appearing to be "Brett Withers", written over a light blue rectangular background.

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Tyler H. Cauble

President, The Cauble Group

From: tommy@tommykeenum.com <tommy@tommykeenum.com>

Sent: Tuesday, November 10, 2020 4:01 AM

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

Subject: Five Points Redevelopment District Rezoning Plan

Good morning,

Attached please find my letter of support for the Five Points Redevelopment District rezoning plan.

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November 9th, 2020

Councilmember Brett Withers
Metro Council - District 6
One Public Square, Suite 204
P.O. Box 196300
Nashville, TN 37219

Subject: East Nashville Five Points Rezoning

Dear Councilmember Withers,

This letter is an expression of my support for the proposed rezoning of the Five Points area in East Nashville.

Given that the Redevelopment District zoning for this neighborhood was established in the mid-80s and there seems to be a continuous stream of applications for zoning modifications being presented to the Planning Commission, it would be beneficial to work through a base-zone change in order to better align with today's design and development standards.

As a property owner in East Nashville and a member of the business community, I believe that the zoning change will aid in the design of projects that better meet the needs of existing residences while continuing to enhance the surrounding neighborhoods.

I request that you move forward and approve the proposed zoning change.

Sincerely,



Tommy Keenum
116 South 11th St.
114 South 11th St.
1101 Holly St.
Nashville, TN 37206

Comments on November 12, 2020 MPC Agenda Items

Received through November 10, 2020

From: Chris Seay <cseay01@yahoo.com>

Sent: Tuesday, November 10, 2020 7:13 AM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>; Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Subject: Support for 2020Z-125PR-001

Commissioners,

My name is Chris Seay and I live at 1107 Boscobel St in East End. I support Council Member Withers plan to conform the neighborhood's base zoning to the soon to be expired MDHA overlay. The MDHA overlay has been a success and I would argue has accomplished its stated goals and should be allowed to expire as intended.

Thank you,

Chris Seay

From: Christian Paro <christian@c615.co>

Sent: Tuesday, November 10, 2020 2:30 PM

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

Cc: Withers, Brett (Council Member) <Brett.Withers@nashville.gov>

Subject: Letter in support of the Five Points rezoning

Brett,

I know you're already aware, but wanted to send a quick note with the Planning Commission copied.

As a property owner (1106&1108 Woodland St) and nearby resident (626 Boscobel St. - Historic Edgefield) I support the proposed zoning changes to the Five Points area of East Nashville.

- Christian

Comments on November 12, 2020 MPC Agenda Items

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Christian Paro

Owner

C615.co | o: 615-457-1596 | c: 615-517-1589

625 Main Street, Nashville, TN 37206

H.G. HILL
REALTY COMPANY, LLC

September 11, 2020

Councilmember Brett Withers
Metro Council – District 6
One Public Square, Suite 204
Post Office Box 196300
Nashville, TN 37219

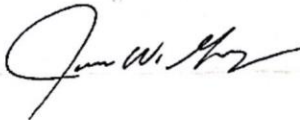
Subject: East Nashville Five Points Rezoning

Dear Councilmember Withers:

This letter is an expression of my strong support for the proposed rezoning for the Five Points area of East Nashville. Given that the Redevelopment District zoning for this area was established in the mid-80s, and there is an ongoing stream of applications before the Planning Commission for zoning modifications to meet today's standards, it would seem beneficial to work through the new base zoning alignments to allow for more intentional designs and layout for current development projects.

As a landowner in this area and member of the development community, I believe this zoning change will help to design and build projects that both meets the needs of the existing residents and enhances the surrounding community, and I ask you to approve the proposed zoning change.

Sincerely,



Jimmy Granbery
Chair and CEO

3011 ARMORY DRIVE, SUITE 130
NASHVILLE, TN 37204-3721
PHONE: (615) 252-8100
FAX: (615) 244-1627
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