

# Comments on November 12 MPC Agenda Items

Received through November 6, 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

# Comments on November 12 MPC Agenda Items

Received through November 6, 2020

## 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

---

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

From: Chris Butler <clb615@outlook.com>

Sent: Monday, October 12, 2020 1:39 PM

To: Planning Staff <planningstaff@nashville.gov>

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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

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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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

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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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,

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:

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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 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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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 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

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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 5<sup>th</sup> 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

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.



## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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](http://www.teresablackburnfoodstyling.com)

[www.foodonfifth.com](http://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

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

# Comments on November 12 MPC Agenda Items

Received through November 6, 2020

## OPPOSITION

---

**From:** Justin Leach <[JLeach@maynardcooper.com](mailto:JLeach@maynardcooper.com)>  
**Sent:** Tuesday, September 22, 2020 1:52 PM  
**To:** Planning Staff <[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)>  
**Cc:** O'Connell, Freddie (Council Member) <[Freddie.OConnell@nashville.gov](mailto: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 6<sup>th</sup> 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](mailto:JLeach@maynardcooper.com)

3835 Cleghorn Ave Suite 250

Nashville, TN 37215

---

**From:** Telly Fathaly <[TFathaly@walkerdunlop.com](mailto:TFathaly@walkerdunlop.com)>  
**Sent:** Monday, October 5, 2020 6:34 PM  
**To:** Adams, Kelly (Planning) <[Kelly.Adams@nashville.gov](mailto:Kelly.Adams@nashville.gov)>

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

**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](mailto:TFathaly@walkerdunlop.com)

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

Follow Us:

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

---

**From:** Matthew Bigach <[mbigach@gmail.com](mailto:mbigach@gmail.com)>

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

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

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

To whom it may concern,

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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

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.

---

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

**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

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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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 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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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.

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 6<sup>th</sup> 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.

## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

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.

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



## Comments on November 12 MPC Agenda Items

Received through November 6, 2020

### Item 26 - 2020Z-125PR-001

#### Opposition

**From:** Peter D Greaves <[peter.greaves@gmail.com](mailto:peter.greaves@gmail.com)>

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

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