Docket

4/11/2019

METROPOLITAN BOARD OF ZONING APPEALS P O BOX 196300 METRO OFFICE BUILDING NASHVILLE, TENNESSEE 37219-6300

Meeting held in DSC Conference Room, 800 2nd Avenue South 1st Floor.

MS. CYNTHIA CHAPPELL

MS. ASHONTI DAVIS

MS. CHRISTINA KARPYNEC

MR. ROSS PEPPER, Vice Chairman

MS. ALMA SANFORD

MR. DAVID TAYLOR, Chairman

<u>CASE 2019-200 (Council District - 6)</u>

CRABBE, KAYLEA M., appellant and, owner of the property located at **1300B DOUGLAS AVE**, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R6 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 072130Y00200CO

RESULT-

CASE 2019-201 (Council District - 6)

VESSIO, JENNIFER, appellant and owner of the property located at **608B S 12TH ST**, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the RS5 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 094010B00200CO

RESULT -

CASE 2019-203 (Council District - 20)

PLUNKETT, JASON THOMAS, appellant and owner of the property located at **6014A MORROW RD**, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R6 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 091060Y00100CO

RESULT -

CASE 2019-204 (Council District - 20)

SMITH, BRADLEY & VIRGINIA, appellants and owners of the property located at **5119 ILLINOIS AVE**, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R6 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 091110I00200CO

CASE 2019-205 (Council District - 20)

CLEMSON, KEVIN RAY & HENDERSON, KELLY, appellants and owners of the property located at 6006 B MORROW RD, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R6 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Short Term Rental

Map Parcel 091060R00200CO

RESULT -

CASE 2019-206 (Council District - 7)

BAXTER, MILES JACKSON & KELLEY ELIZABETH, appellants and owners of the property located at **1501 RIVERSIDE DR**, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R10 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 072154A00200CO

RESULT -

CASE 2019-208 (Council District - 17)

SUTTON, SCOTT BRADLEY & CAMPBELL, GERALD DUANE, appellants and owners of the property located at 1013 A W GROVE AVE, requesting an Item A appeal, challenging the Zoning Administrator's revocation of a short term rental permit due to the legal requirement that both units in a two-family zoning district must be owned by the same person, in the R8 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 105090C00100CO

RESULT -

Metropolitan Board of Zoning Appeals

Metro Howard Building



800 Second Avenue South Nashville, Tennessee 37210

Appellant: May la May De	Date: 2-15-19
Property Owner: Valley Crabbe	Case #: 2019- 200
Representative: :	Map & Parcel: 07213040020000
Council District	Ь
The undersigned hereby appeals from the decision of wherein a Zoning Permit/Certificate of Zoning Com	
Purpose: tTo reinstate cancelled permit	
Activity Type: Short Term Rental	
Location: 1300 B Doval as Ave	v. Nashville, TN 37200
This property is in the Zone District, in a and all data heretofore filed with the Zoning Admin and made a part of this appeal. Said Zoning Permit was denied for the reason:	•
Reason:Item A appeal, challenging the Zon cancel permit due to amendment 9 of Metro Or require both HPR properties to be owned by the owner	dinance Bl2017-608. That
Section(s): 17.16.250 E	
Based on powers and jurisdiction of the Board of Zo 17.40.180 Subsection A Of the Metropolitic Special Exception, or Modification to Non-Conform requested in the above requirement as applied to the	an Zoning Ordinance, a Variance, ing uses or structures is here by
Valley Coulded	·
Appellant Name (Please Print) R	epresentative Name (Please Print)
1300 B Douglas AVE. Address	ddress
Nashville ITN 372000 City, State, Zip Code	ity, State, Zip Code
Phone Number P	hone Number
Kcrabbe HOgnaj Com Email Kcrabbery E	mail
Zoning Examiner: Ap	ppeal Fee <u>: \$100.00</u>



Metropolitan Government of Nashville and Davidson County, Tennessee **Department of Codes and Building Safety**



800 Second Avenue South, Nashville, TN 37210

ZONING BOARD APPFAL/ GAAZ-20190010401 Inspection Checklist for Use and Occupancy

This is not a Use and Occupancy Notification

PARCEL: 072130Y00200CO

APPLICATION DATE: 02/21/2019

SITE ADDRESS:

1300 B DOUGLAS AVE NASHVILLE, TN 37206 **UNIT B 1300 DOUGLAS AVENUE TOWNHOMES**

PARCEL OWNER: CRABBE, KAYLEA M.

CONTRACTOR:

APPLICANT: PURPOSE:

An Item A appeal, Challenging the Zoning Administrator's decision to revoke permit due to amendment 9 of Metro Ordinance B12017-608. That require both HPR properties to be owned by the same owner

Before a Use and Occupancy Letter can be issued for this project, the following approvals are required. Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.

There are currently no required inspections

Inspection requirements may change due to changes during construction.

DAVID BRILEY MAYOR

METROPOLITAN GOVERNMENT OF NASHYDLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OPPICE ADDRESS
METRO OPPICE BUILDING —3rd PLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING A DDRESS
POST OFFICE BOX 196300
NASHVILLB, TENNESSEB 37219-6300
TELEPHONE (615) 862-6500
PACSIMILE (615) 862-6514
www.nashville.gov/codes

January 30, 2019

CRABBE, KAYLEA M. 1300 DOUGLAS AVE B NASHVILLE, TN 37206

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

CRABBE, KAYLEA M.,

On 9/25/2018, short term rental permit #2018059109 for B 1300 DOUGLAS AVE was issued in error and is therefore revoked effective February 15, 2019. Accordingly, the law requires you to cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings no later than February 15, 2019. Should you continue to advertise and/or operate the STRP after that date, the matter will be referred to Metro Legal for prosecution in environmental court.

The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- i. The property ownership of the two-family units cannot be divided.
- ii. The two-family units shall be owned by the same person and one of the two units shall be the primary residence of the owner.
- iii. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed above as long as the STRP—Owner-occupied permit is valid.

Your property has been identified as a two-family dwelling, defined by MCL § 17.04.060 as two attached dwelling units or two detached dwelling units on a single lot that are separated by at least six feet, with ownership of the two units divided. Because ownership is divided on your property, MCL § 17.16.250.E.1.f precludes short term rental activity on this property.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

Jon Michael Metro Codes

CC:

PERMIT APPLICANT: Kaylea Crabbe RESPONSIBLE PARTY: Kaylea Crabbe



Parcel Details			
Parcel ID:	072130Y002	00CO	8 65.2
Parcel Address:	1300 B DOUG NASHVILLE,		50
Owner:	CRABBE, KAY	/LEA M.	
Acquired Date:	5/19/2018	TO THE THE PERSON THE	
Sale Price:	370,000.00)	
Sale Instrument:	DB-2018062	1 0059843	
Mailing Address:	L300 DOUGL NASHVILLE,T		
Legal Description:	JNIT B 1300 FOWNHOMES	DOUGLAS AVENUE	
Acreage:)		
Frontage Dimension:)	B Ind. to A Miles	
Side Dimension:)		
Parcel Instrument:	4A-2017032	7 0029225	
Parcel Instrument 3 Date:	3/23/2017		COMMON AREA
Census Tract:	37011700		
Tax District:	JSD		
Council District:)6		105.38
Land Use Description:	RESIDENTIAL	. CONDO	TOTALY 50 Metro GIS
oning			Hid
	Zone Code	OV-NHC	
Zone C	escription	122 V FF (A 32-2-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
Effe	ctive Date	7/25/2007	,
appropriate to the contract of the second section of the second	Ordinance	BL2007-150	
Cas	se Number	2007Z-123U-05	7 200 100 100 100 100 100 100 100 100 100
	Zone Code	ov-uzo	A COLUMN TO THE PROPERTY OF TH
Zone D	escription	V7 = 4.1	
Effe	ctive Date	7/25/2007	The state of the s
	Ordinance	BL2007-142	**************************************
Cas	se Number	2007Z-060U-05	
	Zone Code	R6	- CONTROL OF THE CONT
Zone D	i.	MEDIUM DENSITY RESI INTENDED FOR SINGLE UNITS PER ACRE.	IDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND E AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING
Effe	ctive Date	12/23/1974	77 77 77 77 77 77 77 77 77 77 77 77 77
The state of the s	Ordinance	Commence of the Commence of th	
	se Number	7100	
wner History			Hide
Ow	ner Name	CRABBE, KAYLEA M.	
Acq	uired Date	6/20/2018	
Sale T	nstrument	DB-20180621 005984	A STATE OF THE STA



Parcel Details			
Parcel ID:	072130Y001	00CO	
Parcel Address:	7.777.747.4	GLAS AVE	8 95.2
Owner:	HAND, ANIT	A	
Acquired Date:	4/25/2018	The second secon	
Sale Price:	\$ 377,000.0	0	
Sale Instrument:	DB-2018050	4 0042746	
Malling Address:	1300 A DOU NASHVILLE,	GLAS AVE TN 37206	
Legal Description:	UNIT A 1300 TOWNHOME		
Acreage:	0		## 15 15 25 25 25 25 25 25 25 25 25 25 25 25 25
Frontage Dimension:		17/4/27	
Side Dimension:			
Parcel Instrument:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7 0029225	
Parcel Instrument Date:	3/23/2017		COMMON AREA
Census Tract:	37011700		
Tax District:	USD		
Council District:	06		
Land Use Description:	RESIDENTIA	L CONDO	105.38 Metro GIS
Zoning	or contract	100 100 100 100 100 100 100 100 100 100	Hide
	Zone Code	OV-NHC	
Zone	Description		
Eff	fective Date	7/25/2007	
		BL2007-150	
Ci		2007Z-123U-05	
	Zone Code	Property and the second	
	Description	The state of the s	
Efi	ective Date	***************************************	
		BL2007-142	
Ca	27111972-07-6-9-	2007Z-060U-05	
	Zone Code	parameter and the second of th	
Zone	Description		IDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND EAND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING
Eff	ective Date	12/23/1974	
	Ordinance		a bashina a sana a
Ca	ise Number	127 7 170 4 1 1 2	
>			Hide
owner History			
	wner Name	HAND, ANITA	
	wner Name quired Date		

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South





Appellant: Junifer Vussio	Date: 2/15/19
Property Owner: 2 Mm Harves	Case #: 2019- 201
Representative: :	Map & Parcel: 09401013002 0000
Council District	
The undersigned hereby appeals from the decision wherein a Zoning Permit/Certificate of Zoning Co	of the Zoning Administrator, ompliance was refused:
Purpose: tTo reinstate cancelled permit	<u></u>
Activity Type: Short Term Rental Location: 10085 - 124 Shelt This property is in the 125 Zone District, in	accordance with plans, application
and all data heretofore filed with the Zoning Adm and made a part of this appeal. Said Zoning Perm was denied for the reason:	inistrator, all of which are attached it/Certificate of Zoning Compliance
Reason: Item A appeal, challenging the Zo cancel permit due to amendment 9 of Metro C require both HPR properties to be owned by owner	Ordinance Bl2017-608. That
Section(s): 17.16.250 E	
Based on powers and jurisdiction of the Board of 17.40.180 Subsection A Of the Metropol Special Exception, or Modification to Non-Confor requested in the above requirement as applied to	itan Zoning Ordinance, a Variance, ming uses or structures is here by
Jenn Fer Vessio Appellant Name (Please Print)	Representative Name (Please Print)
Mashwul N 3604	Address
City, State, Zip Code 347934700 Phone Number	City, State, Zip Code Phone Number
jenniervessi cogmail.com Email	Email
Zoning Examiner:	Appeal Fee: \$100.00



Metropolitan Government of Nashville and Davidson County, Tennessee Department of Codes and Building Safety 800 Second Avenue South, Nashville, TN 37210



ZONING BOARD APPEAL/CAAZ-20190010403

Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 094010B00200CO

APPLICATION DATE: 02/21/2019

SITE ADDRESS:

608 B S 12TH ST NASHVILLE, TN 37206

UNIT B THE ELEMENT AT 608 SOUTH 12TH STREET

PARCEL OWNER: VESSIO, JENNIFER

CONTRACTOR:

APPLICANT: PURPOSE:

an Item A appeal, Challenging the Zoning Administrator's decision to revoke permit due to amendment 9 of Metro Ordinance B12017-608. That require both HPR properties to be owned by the same owner

Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.

Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.

There are currently no required inspections

Inspection requirements may change due to changes during construction.

DAVID BRILEY MAYOR

METROPOLITAN GOVERNME

DAE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS

TRO OFFICE BUILDING —3rd FLOOR 800 SECOND AVENUE, SOUTH NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
ASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nasiville.gov/codes

January 30, 2019

VESSIO, JENNIFER 608 B S 12TH ST NASHVILLE, TN 37206

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

VESSIO, JENNIFER,

On 5/21/2018, short term rental permit #2018025470 for B 608 12TH S ST was issued in error and is therefore revoked effective February 15, 2019. Accordingly, the law requires you to cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings no later than February 15, 2019. Should you continue to advertise and/or operate the STRP after that date, the matter will be referred to Metro Legal for prosecution in environmental court.

The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- i. The property ownership of the two-family units cannot be divided.
- ii. The two-family units shall be owned by the same person and one of the two units shall be the primary residence of the owner.
- iii. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed above as long as the STRP—Owner-occupied permit is valid.

Your property has been identified as a two-family dwelling, defined by MCL § 17.04.060 as two attached dwelling units or two detached dwelling units on a single lot that are separated by at least six feet, with ownership of the two units divided. Because ownership is divided on your property, MCL § 17.16.250.E.1.f precludes short term rental activity on this property.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

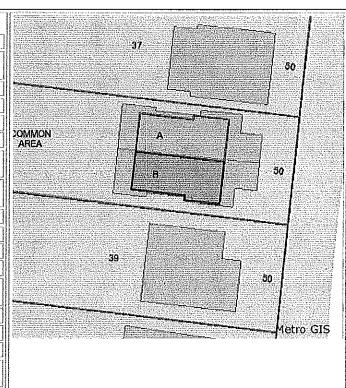
Jon Michael Metro Codes

CC:

PERMIT APPLICANT: The Lease Killers RESPONSIBLE PARTY: The Lease Killers



	444
Parcel Details	
Parcel ID:	094010B00200CO
Parcel Address:	608 B S 12TH ST NASHVILLE, TN 37206
Owner:	VESSIO, JENNIFER
Acquired Date:	10/26/2014
Sale Price:	\$ 374,900.00
Sale Instrument:	DB-20141029 0099957
Mailing Address:	608 В S 12TH ST NASHVILLE,TN 37206
Legal Description:	UNIT B THE ELEMENT AT 608 SOUTH 12TH STREET
Acreage:	0
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	MA-20140415 0031443
Parcel Instrument Date:	4/10/2014
Census Tract:	37019200
Tax District:	USD
Council District:	06
Land Use Description:	RESIDENTIAL CONDO



Zoning	Hide
Zone Code	OV-UZO
Zone Description	
Effective Date	7/25/2007
Ordinance	BL2007-142
Case Number	2007Z-060U-05
Zone Code	RS5
Zone Description	Medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings at a density of 7.41 dwelling units per acre.
Effective Date	1/22/1996
Ordinance	095-133
Case Number	95Z-112U
Owner History	Hide
Owner Name	VESSIO, JENNIFER
Acquired Date	10/27/2014
Sale Instrument	DB-20141029 009995
Mailing Address	608 B S 12TH ST, NASHVILLE TN 37206
Mailing Country	US
Sale Amount	\$ 374,900.00
Owner Name	WOODLAND STREET PARTNERS, LLC
A Data	12/31/2013



0040100001	0000	
		37
4/21/2016	737-747-747-747-747-747-747-747-747-747-	50
\$ 415,000.0	0	
DB-2016042	2 0039563	
		IMMON A
UNIT A THE SOUTH 12TH	ELEMENT AT 608 I STREET	AREA ()
0		B 50
0		
0		
MA-2014041	5 0031443	
4/10/2014		
37019200		50
USD		The second secon
06		
RESIDENTIA	L CONDO	Metro GIS
		Hi
Zone Code	OV-UZO	The state of the s
Description		And the second s
ective Date	7/25/2007	
Ordinance	BL2007-142	
se Number	2007Z-060U-05	
Zone Code	RS5	The second secon
Description	Medium density reside single-family dwellings	ential, requiring a minimum 5,000 square foot lot and intended for s at a density of 7.41 dwelling units per acre.
ective Date	1/22/1996	
Ordinance	095-133	
se Number	95Z-112U	
		Hic
vner Name	FITZGERALD, NINA	
711-11	1	A PERSONAL PROPERTY OF THE PRO
	608 A S 12TH ST, NAS	100
ng Country	US	
ng Country ale Amount		White the second of the second
ale Amount	US \$ 415,000.00 WHITE, DAVID S. & RE	BECCA S.
	608 A S 12T NASHVILLE, FITZGERALD 4/21/2016 \$ 415,000.00 DB-2016042 608 A S 12T NASHVILLE, UNIT A THE SOUTH 12TH 0 0 0 MA-2014041 4/10/2014 37019200 USD 06 RESIDENTIA Zone Code Description ective Date Ordinance ise Number Zone Code Description ective Date Ordinance ise Number where Name quired Date (Instrument)	\$ 415,000.00 DB-20160422 0039563 608 A S 12TH ST NASHVILLE,TN 37206 UNIT A THE ELEMENT AT 608 SOUTH 12TH STREET 0 0 0 MA-20140415 0031443 4/10/2014 37019200 USD 06 RESIDENTIAL CONDO Zone Code OV-UZO Description ective Date 7/25/2007 Ordinance BL2007-142 ISE Number 2007Z-060U-05 Zone Code RS5 Description medium density reside single-family dwellings ective Date 1/22/1996 Ordinance O95-133 ISE Number 95Z-112U WINDER NAME FITZGERALD, NINA quired Date 4/22/2016 Instrument DB-20160422 003956

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South

Nashville, Tennessee 37210



La Punivati	2/15/19
Appellant: Ason Funketi	Date: 2//5//9
Property Owner: 1500 Lankett	Case #: 2019- 203
Representative: 1 AS TUNITET	Map & Parcel: 09 1040400 100
Council District	
The undersigned hereby appeals from the decision wherein a Zoning Permit/Certificate of Zoning Co	of the Zoning Administrator, mpliance was refused:
Purpose: To reinstate cancelled permit	
Activity Type: Short Term Rental	
Location: 6014 A Mokkow RD	MASHVILLE, TN 37209
This property is in the Zone District, in and all data heretofore filed with the Zoning Admiand made a part of this appeal. Said Zoning Permias denied for the reason:	accordance with plans, application inistrator, all of which are attached
Reason: Item A appeal, challenging the Zo cancel permit due to amendment 9 of Metro Crequire both HPR properties to be owned by owner	<u> Drdinance Bl2017-608. That</u>
Section(s): 17.16.250 E	
Based on powers and jurisdiction of the Board of 2.17.40,180 Subsection A Of the Metropol Special Exception, or Modification to Non-Confor requested in the above requirement as applied to a Appellant Name (Please Print)	litan Zoning Ordinance, a Variance, ming uses or structures is here by
601419 Molfow RD Address	Address
NASHVILLE, TN 37209 City, State, Zip Code	City, State, Zip Code
615-668-8369 Phone Number	Phone Number
SASON T PLUNKETT & GMAIL. LOIL	Email

Appeal Fee: \$100.00

Zoning Examiner:



Metropolitan Government of Nashville and Davidson County, Tennessee Department of Codes and Building Safety 800 Second Avenue South, Nashville, TN 37210



ZONING BOARD APPEAL / CAAZ - 20190010425
Inspection Checklist for Use and Occupancy

This is not a Use and Occupancy Notification

PARCEL: 091060Y00100CO

APPLICATION DATE: 02/21/2019

SITE ADDRESS:

6014 A MORROW RD NASHVILLE, TN 37209 UNIT A HOMES AT 6014 MORROW ROAD

PARCEL OWNER: PLUNKETT, JASON THOMAS

CONTRACTOR:

APPLICANT: PURPOSE:

an Item A appeal, Challenging the Zoning Administrator's decision to revoke permit due to amendment 9 of Metro Ordinance B12017-608. That require both HPR properties to be owned by the same owner

Before a Use and Occupancy Letter can be issued for this project, the following approvals are required. Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.

There are currently no required inspections

Inspection requirements may change due to changes during construction.

DAVID BRILBY MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING -3:4 FLOOR
800 SECOND A VENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSER 37219-6300
TELEPHONE (615) 862-6500
PACSIMILE (615) 862-6514
www.nashville.gov/codea

February 15, 2019

PLUNKETT, JASON THOMAS 6014 A MORROW RD NASHVILLE, TN 37209

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

PLUNKETT, JASON THOMAS,

Pursuant to the letter dated January 30, 2019, this letter hereby notifies you that short term rental permit #2018037813 for A 6014 MORROW RD is revoked pursuant to MCL § 17.16.250.E.4.I.iii. Accordingly, the law requires you to immediately cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings. Should you continue to advertise and/or operate the STRP after February 15, 2019, the matter will be referred to Metro Legal for prosecution in environmental court.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

Jon Michael ' Metro Codes

CC

APPLICANT: Jeanelle Reeves

RESPONSIBLE PARTY: Jeanelle Reeves

				Case # 201
Parcel Details		The second of th	// // // / K	/ 4
Parcel ID:	091060Y001	00CO		
Parcel Address:	6014 A MOR NASHVILLE,		// F B / / /	Les ca
Owner:	PLUNKETT, J	ASON THOMAS		
Acquired Date:	4/5/2018			
Sale Price:	\$ 405,000.00)		///>/ * CA
Sale Instrument:	DB-2018041	7 0036247		
	6014 A MORROW RD NASHVILLE,TN 37209 UNIT A HOMES AT 6014 MORROW ROAD			
Legal Description:				
Acreage:	0			
Frontage Dimension:	0			
Side Dimension:	0			
Parcel Instrument:	MA-2016031	1 0023647		60108
Parcel Instrument Date:	2/24/2016			
Census Tract:	37013300	10000 P.		s //////////
Tax District:	USD	Connection (Connection Connection	- 19 (19 (19 (19 (19 (19 (19 (19 (19 (19	
Council District:	20			
Land Use Description:	RESIDENTIA	_ CONDO		Metro GIS
Zoning				Н
	Zone Code	ov-uzo		
Zone	Description			
Ef	fective Date	7/25/2007		
	Ordinance	BL2007-142		
C	ase Number	2007Z-060U-05		
	Zone Code	R6		
Zone	Description	MEDIUM DENSITY RES INTENDED FOR SINGL UNITS PER ACRE.	IDENTIAL, REQUIRING A MINE AND TWO-FAMILY DWELLIN	IMUM 6,000 SQUARE FOOT LOT ANI IGS AT A DENSITY OF 7.71 DWELLIN
Ef	fective Date	12/23/1974		
	Ordinance	073-650		
C	ase Number			
Owner History			And to the day and a second to the second to	H
)wner Name	PLUNKETT, JASON TH	OMAS	
	guired Date	Processor and accompany resources and accompany of the second sec	CONTRACT AND CONTRACT AND AN ADMINISTRATION OF THE CONTRACT AND CONTRA	
		1		

Sale Instrument | DB-20180417 003624

Sale Instrument DB-20180417 003624

Mailing Address 6014 A MORROW RD, NASHVILLE TN 37209

na na matania na mangalakana na ambana ambana amba	1577 15 (27 15 17 17 17 15 15 15 15 15 15 15 15 15 15 15 15 15	<u>Control of the second second second statement of the first statement</u>	ente en entre en	Case # 201
Parcel Details				
Parcel ID:	091060Y002	00CO		
Parcel Address:	6014 B MORROW RD NASHVILLE, TN 37209		/ *// // />	
Owner:	GILLOTT, ALEX W & BRITTANY T			
Acquired Date:	2/27/2018			/ C.A. //
Sale Price:	\$ 400,000.00			
Sale Instrument:	DB-2018030	2 0019754		
Mailing Address:	6014 B MORROW RD NASHVILLE,TN 37209 UNIT B HOMES AT 6014 MORROW ROAD			
Legal Description:				
Acreage:	0			/ / / //// 8 / / -
Frontage Dimension:	0		* / \	/////////
Side Dimension:	0			
Parcel Instrument:	MA-20160311 0023647 2/24/2016			
Parcel Instrument Date:				
Census Tract:			\parallel \sim \sim $/$	78////
Tax District:	USD			
Council District:	20			L & Contraction
Land Use Description:	RESIDENTIA	. CONDO		Metro GIS
Zoning				Н
	Zone Code	OV-UZO		A STATE OF THE STA
Zone	Description			The second secon
Ef	fective Date	7/25/2007		TENNES OF ANY COMMENSAGE AND AN ANALYSIS STORY COMMENSAGE OF A STORY OF A STO
	Ordinance	BL2007-142		
C	ase Number	2007Z-060U-05		
	Zone Code	R6		
Zone	Description		IDENTIAL, REQUIRING A MINIMUM (E AND TWO-FAMILY DWELLINGS AT	
Eft	fective Date	12/23/1974		
	Ordinance	O73-650		
G	ase Number			
Owner History		,		Н
	wner Name	GILLOTT, ALEX W & BF	RITTANY T	
	quired Date	•		

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South



Nashville, Tennessee 37210

Appellant: Bradley & Virginia Smit	Date: Feb. 15 2019
Property Owner: Bradley & Viginia Smith	Case #: 2019- 204
Representative: : Bradley South	Map & Parcel: Parcel To- 09/110IO
Council District The undersigned hereby appeals from the decision a Zoning Permit/Certificate of Zoning Compliance Purpose: To reinstate cancelled permit	of the Zoning Administrator, wherein was refused:
Activity Type: Short Term Rental	
Location: 5119 Illinois Ave, Nashville	TN, 37209
This property is in the Zone District, in and all data heretofore filed with the Zoning Admi and made a part of this appeal. Said Zoning Permi was denied for the reason:	accordance with plans, application nistrator, all of which are attached t/Certificate of Zoning Compliance
Reason: Item A appeal, challenging the Zor cancel permit due to amendment 9 of Metro C require both HPR properties to be owned by owner	the same
<u>Section(s): _17.16.250 E</u>	
Based on powers and jurisdiction of the Board of 2 17.40.180 Subsection A Of the Metropol Special Exception, or Modification to Non-Conformequested in the above requirement as applied to t	itan Zoning Ordinance, a Variance, ming uses or structures is here by
Bradley & Virgina Smith Appellant Name (Please Print)	Representative Name (Please Print)
5119 Illinois Ace Address	Address
Nashville TN, 37209 City, State, Zip Code	City, State, Zip Code
629-221-0654 Phone Number	Phone Number
Brade Brade Jalan Work Emull	Email

Zoning Examiner:

Appeal Fee: \$100.00



Metropolitan Government of Nashville and Davidson County, Tennessee Department of Codes and Building Safety



800 Second Avenue South, Nashville, TN 37210

ZONING BOARD APPEAL / CAAZ - 20190010415 Inspection Checklist for Use and Occupancy This is not a Use and Occupancy Notification

PARCEL: 091110100200CO

APPLICATION DATE: 02/21/2019

SITE ADDRESS:

5119 ILLINOIS AVE NASHVILLE, TN 37209 UNIT B 52ND AVENUE NORTH TOWNHOMES

PARCEL OWNER: SMITH, BRADLEY & VIRGINIA

CONTRACTOR:

APPLICANT: PURPOSE:

an Item A appeal, Challenging the Zoning Administrator's decision to revoke permit due to amendment 9 of Metro Ordinance B12017-608. That require both HPR properties to be owned by the same owner

Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.

Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.

There are currently no required inspections

Inspection requirements may change due to changes during construction.

DAVID BRILEY MAYOR

METROPOLITAN GOVERNMEN

NASHVELE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING—3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEB 37219-6300
THEEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
tww.mashville.gov/codes

February 15, 2019 Smith, Bradley & Virginia 5119 Illinois Ave. B Nashville, TN 37209

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

SMITH, BRADLEY & VIRGINIA,

Pursuant to the letter dated January 30, 2019, this letter hereby notifies you that short term rental permit #2018028914 for 5119 ILLINOIS AVE is revoked pursuant to MCL § 17.16.250.E.4.liii. Accordingly, the law requires you to immediately cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings. Should you continue to advertise and/or operate the STRP after February 15, 2019, the matter will be referred to Metro Legal for prosecution in environmental court.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

Jon Michael Metro Codes

CC:

APPLICANT: Bradley Smith

RESPONSIBLE PARTY: Bradley Smith



Parcel Details		1200000					
Parcel ID:	091110I00100CO				restroyana alexandra	grand a singuing the control of the state of	
Parcel Address:	5117 ILLINOIS AVE NASHVILLE, TN 37209	ing read in	50	The part of the pa	40	36	
	FOUST, STEPHEN R. & DANIEL, CHELSEA L.	The second secon				The state of the s	
Acquired Date:	6/16/2016			4-1	Hibb	(*****)	
Sale Price:	\$ 395,000.00						
Sale Instrument:	DB-20160628 0066022					100 100 100 100 100 100 100 100 100 100	
	5117 ILLINOIS AVE NASHVILLE,TN 37209		1108	8	B. A.	150	1
Legal Description:	UNIT A 52ND AVENUE NORTH TOWNHOMES	1110	<u> </u>			1/02	
Acreage:	0	100000000 7400	7 F Var /2001 T-12	1106		200 200 200 200 A	1
Frontage Dimension:	0	7 (1 m) (1 m					
Side Dimension:	0	upp develop	College Col				
Parcel Instrument:	MA-20150821 0084862					A second	3
Parcel Instrument Date:	8/19/2015			Service State of the service of the			Manager
Census Tract:	37013300						
Tax District:	USD	157	The second secon				4
Council District:	20	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			40		28 28 28
Land Use Description:	RESIDENTIAL CONDO		Comment of the Commen			Metr	o GIS
Zoning	- 1 / No 17/10 /	and the first of the second se					Hi
	Zone Code OV-UZO						

Zoning	Hide
Zone Code	OV-UZO
Zone Description	
Effective Date	7/25/2007
Ordinance	BL2007-142
Case Number	
Zone Code	R6
Zone Description	MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING UNITS PER ACRE.
Effective Date	12/23/1974
Ordinance	073-650
Case Number	
Owner History	Hide
Owner Name	FOUST, STEPHEN R. & DANIEL, CHELSEA L.
Acquired Date	6/17/2016
Sale Instrument	DB-20160628 006602
Mailing Address	5117 ILLINOIS AVE, NASHVILLE TN 37209
Mailing Country	US
Sale Amount	\$ 395,000.00
Owner Name	L & S DEVELOPMENT, LLC
	The second secon



maps.nashville.gov

Parcel Details Parcel ID: 091110100200CO Parcel Address: 5119 ILLINOIS AVE 40 NASHVILLE, TN 37209 Owner: SMITH, BRADLEY & VIRGINIA Acquired Date: 6/28/2016 Sale Price: \$ 389,900.00 Sale Instrument: DB-20160801 0079261 Mailing Address: 5119 ILLINOIS AVE B NASHVILLE,TN 37209 Legal Description: UNIT B 52ND AVENUE NORTH 1108 TOWNHOMES 1102 1110 Acreage: 0 1106 Frontage Dimension: 0 Side Dimension: 0 Parcel Instrument: MA-20150821 0084862 Parcel Instrument 8/19/2015 Date: Census Tract: 37013300 Tax District: USD Council District: 20 Land Use RESIDENTIAL CONDO Metro GIS Description: Hide Zoning Zone Code OV-UZO **Zone Description** Effective Date 7/25/2007 Ordinance BL2007-142 Case Number Zone Code R6 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING UNITS PER ACRE. Effective Date 12/23/1974 Ordinance 073-650 **Case Number** Owner History Hide Owner Name SMITH, BRADLEY & VIRGINIA Acquired Date 6/29/2016 Sale Instrument DB-20160801 007926 Mailing Address 5119 ILLINOIS AVE B, NASHVILLE TN 37209 Mailing Country US Sale Amount \$ 389,900.00 Owner Name L & S DEVELOPMENT, LLC Acquired Date 7/17/2015

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South





4	Appellant: Kenn Clemson Property Owner: <u>Kevin Clemson</u>	Date: 2-19.19
١	Property Owner: Kevin Clems	1.286 #: 2017 / V
	Representative: :	Map & Parcel: 091060R00200CC
	Council District	20
	The undersigned hereby appeals from the decision wherein a Zoning Permit/Certificate of Zoning Co	of the Zoning Administrator, mpliance was refused:
	Purpose: tTo reinstate cancelled permit	
	Activity Type: Short Term Rental	
/	Location: 6000 & Morrow	Rd. Nashrille, Tr 37209
`\	This property is in theZone District, in and all data heretofore filed with the Zoning Admi and made a part of this appeal. Said Zoning Permi was denied for the reason:	accordance with plans, application instrator, all of which are attached
	Reason: <u>Item A appeal, challenging the Zocancel permit due to amendment 9 of Metro Crequire both HPR properties to be owned by owner</u>	Ordinance Bl2017-608. That
	Section(s): 17.16.250 E	
	Based on powers and jurisdiction of the Board of 2 17.40.180 Subsection A Of the Metropol Special Exception, or Modification to Non-Confor requested in the above requirement as applied to t	itan Zoning Ordinance, a Variance, ming uses or structures is here by
)	Appellant Name (Please Print)	Representative Name (Please Print)
	GOOGB Merrow Rd.	Address
	MAShville, TN 37259 City, State, Zip Code	City, State, Zip Code
	615-947-2932 Phone Number	Phone Number
	Kevin. clemson Eyahoo. Com	Email
1	Zoning Examiner:	Appeal Fee <u>: \$100.00</u>



Metropolitan Government of Nashville and Davidson County, Tennessee Department of Codes and Building Safety 800 Second Avenue South, Nashville, TN 37210



ZONING BOARD APPEAL / CAAZ - 20190010406
Inspection Checklist for Use and Occupancy

This is not a Use and Occupancy Notification

PARCEL: 091060R00200CO

APPLICATION DATE: 02/21/2019

SITE ADDRESS:

6006 B MORROW RD NASHVILLE, TN 37209

UNIT B MORROW HOMES

PARCEL OWNER: CLEMSON, KEVIN RAY & HENDERSON, KE

CONTRACTOR:

APPLICANT: PURPOSE:

an Item A appeal, Challenging the Zoning Administrator's decision to revoke permit due to amendment 9 of Metro Ordinance B12017-608. That require both HPR properties to be owned by the same owner

Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.

Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.

There are currently no required inspections

Inspection requirements may change due to changes during construction.

DAVID BRILEY MAYOR

METROPOLITAN GOVERNMEN



OFFICE ADDRESS
METRO OFFICE BUILDING—31d FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEB 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

January 30, 2019

CLEMSON, KEVIN RAY & HENDERSON, KELLY 6006 B MORROW RD NASHVILLE, TN 37209

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

CLEMSON, KEVIN RAY & HENDERSON, KELLY,

On 6/7/2018, short term rental permit #2018026415 for B 6006 MORROW RD was issued in error and is therefore revoked effective February 15, 2019. Accordingly, the law requires you to cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings no later than February 15, 2019. Should you continue to advertise and/or operate the STRP after that date, the matter will be referred to Metro Legal for prosecution in environmental court,

The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- i. The property ownership of the two-family units cannot be divided.
- ii. The two-family units shall be owned by the same person and one of the two units shall be the primary residence of the owner.
- iii. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed above as long as the STRP—Owner-occupied permit is valid.

Your property has been identified as a two-family dwelling, defined by MCL § 17.04.060 as two attached dwelling units or two detached dwelling units on a single lot that are separated by at least six feet, with ownership of the two units divided. Because ownership is divided on your property, MCL § 17.16.250.E.1.f precludes short term rental activity on this property.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

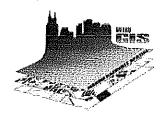
Jon Michael Metro Codes

CC:

PERMIT APPLICANT: Kelly Henderson RESPONSIBLE PARTY: Kelly Henderson



Parcel Details				
Parcel ID:	091060R002	00CO	1 / 2 CA / 1	
	iress: 6006 B MORROW RD NASHVILLE, TN 37209 Wner: CLEMSON, KEVIN RAY & HENDERSON, KELLY			
			100///////////////////////////////////	
Acquired Date:	8/14/2016			
Sale Price:	\$ 379,900.00)		
Sale Instrument:	Sale Instrument: DB-20160816 00			
Mailing Address:	6006 B MORI NASHVILLE,1			
Legal Description:	UNIT B MORI	ROW HOMES		
Acreage:	0			
Frontage Dimension:	0			
Side Dimension:	0		- 20 3 Landing and the state of	
Parcel Instrument:	MA-2015092	3 0096508		
Parcel Instrument Date:	9/21/2015	,		
Census Tract:	37013300	THE POST OF PERSON AND A PROPERTY AND A PROPERTY AND A POST OF PERSONS AND A POST OF PER		
Tax District:	USD		TO ANY TO THE PROPERTY OF THE	
Council District:	20		ACCOUNTS ACC	
Land Use Description:	RESIDENTIA	_ CONDO	Metro GIS	
Zoning			Hide	
	Zone Code	OV-UZO		
Zone f	Description			
Effe	ective Date	7/25/2007		
	Ordinance	BL2007-142		
Ca	se Number	2007Z-060U-05		
	Zone Code	R6		
Zone [SIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND E AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING	
Effe	ective Date	12/23/1974		
	Ordinance	073-650		
Ca	se Number			
Owner History			Hide	
Ov	wner Name	CLEMSON, KEVIN RAY	& HENDERSON, KELLY	
Aco	uired Date	8/15/2016 ,	Opport.	
Sale Instrument		DB-20160816 008554		
Mailing Address 6006 B MORRO			NACH//ILLE TN 27200	
Mailii	ng Address	6006 B MORROW RD,	NASHVILLE IN 37209	
	ng Address ng Country		NASHVILLE IN 37209	
Maili	ng Country		NASHVILLE IN 37209	
Maili Sa	ng Country ale Amount	us		



Parcel Details	1772	And the second of the second o	CA W N	
	091060R001	0000		
	6006 A MORROW RD NASHVILLE, TN 37209 WILLIAMS, WESLEY NILE & MARY CATHERINE			
Owner:				
Acquired Date:	7/28/2016	The second secon		
	\$ 388,044.0	0		
Sale Instrument:	DB-2016080	4 0080675		
Mailing Address:	6006 A MOR NASHVÍLLE,	ROW RD FN 37209		
Legal Description:	UNIT A MOR	ROW HOMES		
Acreage:	0		8 V/ A Company of the control of the	
Frontage Dimension:	0			
Side Dimension:	0			
Parcel Instrument:	MA-2015092	3 0096508		
Parcel Instrument Date:	9/21/2015	Marine de la companya	A CONTROL OF THE PROPERTY OF T	
Census Tract:	37013300			
Tax District:	USD	TOTAL TOTAL AND		
Council District:	20			
Land Use Description:	RESIDENTIA	L CONDO	Metro GIS	
Zoning	9		Hic	
	Zone Code	OV-UZO		
Zone	Description			
	ective Date	7/25/2007		
TO be to have a second of the	T.IR. T. B.M. I. S. L.	BL2007-142		
Ca		2007Z-060U-05		
	Zone Code	And		
Zone	Description	MEDIUM DENSITY RES INTENDED FOR SINGL UNITS PER ACRE.	SIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND E AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING	
		UNITS PER ACRE.		
Eff	ective Date			
Eff	ective Date Ordinance	12/23/1974		
And the second s		12/23/1974 073-650		
Ca	Ordinance	12/23/1974 073-650	Hid	
Ca Dwner History	Ordinance ise Number	12/23/1974 073-650	Hid ILE & MARY CATHERINE	
Ca Dwner History O	Ordinance ise Number wner Name	12/23/1974 073-650 WILLIAMS, WESLEY N	Hid ILE & MARY CATHERINE	
Ca Dwner History O Aca	Ordinance ise Number wner Name quired Date	12/23/1974 073-650 WILLIAMS, WESLEY NI 7/29/2016		
Ca Dwner History O Aca Sale	Ordinance nse Number wner Name quired Date Instrument	12/23/1974 073-650 WILLIAMS, WESLEY NI 7/29/2016 DB-20160804 008067	ILE & MARY CATHERINE	
Ca Dwner History O Acc Sale Maili	Ordinance use Number wner Name quired Date Instrument ng Address	12/23/1974 073-650 WILLIAMS, WESLEY NI 7/29/2016 DB-20160804 008067 6006 A MORROW RD,	ILE & MARY CATHERINE	
Ca Dwner History O Acc Sale Maili Maili	Ordinance use Number wner Name quired Date Instrument ng Address ng Country	12/23/1974 073-650 WILLIAMS, WESLEY NI 7/29/2016 DB-20160804 008067 6006 A MORROW RD, US	ILE & MARY CATHERINE	
Ca Dwner History O Acc Sale Maili Maili S	Ordinance use Number wner Name quired Date Instrument ng Address ing Country ale Amount	12/23/1974 073-650 WILLIAMS, WESLEY NI 7/29/2016 DB-20160804 008067 6006 A MORROW RD,	ILE & MARY CATHERINE NASHVILLE TN 37209	

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South





Appellant: Miles Baxter	Date: 2/25/2019
Property Owner: Miles Baxter	Case #: 2019- 206
Representative: :	Map & Parcel: <u>672/5440200</u> 0
	map to I area.
Council Dis	trict
The undersigned hereby appeals from the dec wherein a Zoning Permit/Certificate of Zonin	
Purpose: tTo reinstate cancelled permit	
Activity Type: Short Term Rental	
Location: 1501 Riverside Dr	Nashville TW 37200
This property is in the Zone District and all data heretofore filed with the Zoning A and made a part of this appeal. Said Zoning P was denied for the reason:	t, in accordance with plans, application Administrator, all of which are attached
Reason: <u>Item A appeal, challenging the cancel permit due to amendment 9 of Metrequire both HPR properties to be owned owner</u>	ro Ordinance Bl2017-608. That
<u>Section(s): 17.16.250 E</u>	
Based on powers and jurisdiction of the Board 17.40.180 Subsection A Of the Metr Special Exception, or Modification to Non-Corequested in the above requirement as applied	opolitan Zoning Ordinance, a Variance, nforming uses or structures is here by
Miles Baxter	
Appellant Name (Please Print)	Representative Name (Please Print)
1501 Riverside Dr Address	Address
Nashville, TW 37206 City, State, Zip Gode	City, State, Zip Code
	City, State, Zip Code
415 948 2516 Phone Number	Phone Number
Miles; baxteregmail. com	
Email	Email
Zoning Examiner:	Appeal Fee: \$100.00

DAVID BRILEY
MAYOR

METROPOLITAN GOVERNME

ELE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE BUILDING—3rd FLOOR
BOO SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEB 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
I'ACSIMILE (615) 862-6514
www.nashville,gov/codes

January 30, 2019

BAXTER, MILES JACKSON & KELLEY ELIZABETH 118 N TIMBER DR NASHVILLE, TN 37214

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

BAXTER, MILES JACKSON & KELLEY ELIZABETH,

On 3/12/2018, short term rental permit #2018010483 for 1501 RIVERSIDE DR was issued in error and is therefore revoked effective February 15, 2019. Accordingly, the law requires you to cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings no later than February 15, 2019. Should you continue to advertise and/or operate the STRP after that date, the matter will be referred to Metro Legal for prosecution in environmental court.

The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- i. The property ownership of the two-family units cannot be divided.
- ii. The two-family units shall be owned by the same person and one of the two units shall be the primary residence of the owner.
- iii. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed above as long as the STRP—Owner-occupied permit is valid.

Your property has been identified as a two-family dwelling, defined by MCL § 17.04.060 as two attached dwelling units or two detached dwelling units on a single lot that are separated by at least six feet, with ownership of the two units divided. Because ownership is divided on your property, MCL § 17.16.250.E.1.f precludes short term rental activity on this property.

Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

Sincerely,

Jon Michael Metro Codes

CC:

PERMIT APPLICANT: Miles Baxter RESPONSIBLE PARTY: Miles Baxter



Parcel Details	1	and the second s				
	072154A002	2000		A control of the cont	A company of the comp	
Parcel Address:			The state of the s	A Company of the Comp		
	NASHVILLE,	TN 37206			A	
Owner:	BAXTER, MI ELIZABETH	LES JACKSON & KELLEY	The state of the s		The state of the s	
Acquired Date:	5/29/2017		J. State of the st	/ <i>*</i> _		
	\$ 415,000.0	0		/ (2)		22
Sale Instrument: DB-2017060				/		
Mailing Address:	1501 RIVER NASHVILLE,					
P. C.		ES AT 1501 RIVERSIDE	The second secon			
Acreage:	£	and the second s				
Frontage Dimension:						
Side Dimension:		VA.1	1		Andread State of the Control of the	
Parcel Instrument:	MA-2016052	0 0050692				
Parcel Instrument Date:			Processor Control of the Control of	101		50
Census Tract:	37011600					
Tax District:						
Council District:	£					
	RESIDENTIA	L CONDO	The distribution of the property of the proper			Metro GIS
	1			The second section of the second section s	The second secon	
oning	Zana Cada	lov cop	The Market and the Control of the Co			Hid
Zona	Zone Code Description					
	ective Date			The state of the s		
		BL2018-108				
Ca		2018Z-020PR-001		1 1413		
	Zone Code	24000				
Zone	Description		The second secon			
**************************************	ective Date	<u> </u>				
, s		BL2007-142	12.00	A series of the	200 H 200 4 H 200 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Ca	770.12	2007Z-060U-05	5.xx		WIND AND A STATE OF THE STATE O	
	Zone Code	\$2.5	**************************************	Andrew Control to the Control of the		30.37.
Zone		LOW-MEDIUM DENSITY AND INTENDED FOR SII DWELLING UNITS PER A	NGLE AND TWO-FAM	UIRING A MINIMU MILY DWELLINGS	JM 10,000 SO AT A DENSIT	QUARE FOOT LOT Y OF 4.63
Eff	ective Date		777			
179	Ordinance					
Ca	se Number	V	P-37 7 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	5	PB 40. L	2
wner History						- L. H.
	wner Name	BAXTER, MILES JACKSO	N & KELLEV ELTZAD	ETU		Hide
	uired Date		W & NELLET ELIZAD	LIII		
	1u Date	J/ J/ G/ E/				

Miles Baxter 1501 Riverside Dr Nashville TN, 37206 2/13/19 STR Permit # 2018010483

To whom it may concern,

On Thursday, Feb 7th I received a letter dated Jan 30th stating that my short-term rental permit had been issued in error and is being revoked based on MCL BL2017-608, which Amended MCL 17.16.250.E.1.f

I hope that with the two points I intend to outline in this Letter you will reconsider the decision to revoke permit #2018010483. The two points are

- 1) This property was constructed and intended to be used for single-family use.
- 2) This property does not meet the definition of two-family dwellings; and

While in full support of BL2017-608, I do not believe my property at 1501 Riverside Dr was intended to be impacted.

Permit # 2018010483 used to rent (1) room in a home that my wife and I live in 100% of the time. The room is available for rent approximately twice a month and is generally rented for (2) days at a time.

Our property is clearly single-family and has a record of complete compliance with the rules and regulations established by the City.

Our property is also clearly not a "duplex", "tall-skinny", or "party-house". Because of the room size, the maximum # of guests allowed, and the # of sequential days available to rent, our guests are typically business travelers or older couples.

Notwithstanding the forgoing, I plan to address the issues raised by MCL 17.16.250.E.1.f

For clarity, Metro Ordinance 17.16.250.E.1.f is Zoning - Land Use Development Standards - Uses Permitted as Accessory / Residential Accessory Uses - Short Term Rental Property (STRP)—Owner-Occupied - Restrictions and Uses - Ownership of two-family dwellings.

1. Property is intended for Single-Family Use.

MCL 17.16.250.E.1.f assumes that a Property is a Two-Family dwelling.

Metro Ordinance 17.04.060 of Metro Code defines Single and Two-Family as follows:

"Single family" - means one residential dwelling unit per structure.

"Two-family" means:

- a) Two attached dwelling units that share the floor of a unit with the ceiling of another unit or a common wall from grade to eave at the front façade which continues for eighty percent of the common side or twenty feet, whichever is greater; or
- b) Two detached dwelling units on a single lot which are separated by at least six feet.
- c) <u>In historic zoning overlays</u>, the manner or existence of attachment shall be determined by the Metro Historic Zoning Commission.

In this section I plan to show that the property at 1501 Riverside Dr was never intended as such and has never been used as such.

MCL 17.16.030.D.4.e states

"The <u>lots permitting two-family dwellings are identified on the final plat</u> and the locations of the two-family dwellings <u>have been approved by the metropolitan planning commission</u>".

The property at 1501 Riverside Dr was built in 2017 and established a Horizontal Property Regime with Private Elements, as outlined in the Declarations of Covenants. As stipulated under the Horizontal Property Act (66-27-103), the Declarations are recorded in the Office of the Register of Deeds and were certified by a licensed attorney.

The Declaration outlines that the "Association" created Units (Homes at 1501 Riverside Drive HOA) which are divided <u>into separate</u>, <u>single-family</u>, <u>private Units</u> on <u>individual parcels</u>. Further,

- "Unit shall mean a portion of the Property as shown and designated in the Plat (Exhibit A) <u>for separate</u> ownership and shall include the Private elements and the residence."
- "Conveyance of a Unit shall automatically convey the undivided membership of each Unit Owner in the Association."
- "Unit" shall equate to the same meaning as the term "apartment" in the Horizontal Property Act.

Additionally, Section 18 of the Declaration (Use and Property Restriction) specifically states:

- "Each Unit shall be used as one <u>single family residence</u> or such other use permitted by this Declaration";
 and
- "Nothing in this Section shall prohibit Unit Owners from leasing their Units to others to be used as a residence, including for short term rentals (including single night rentals) through services such as VRBO or Airbnb."

Article V Section 12 of the Declaration further states:

"Single Family Residence. Each unit shall be used as one single family residence only."

Finally, while the <u>STR Permit</u> for this Property was issued after BL2017-608, the following permits for the construction of this property were issued by Metro Codes Department <u>prior to the Amendment</u>. Each state their purpose as: "TO CONSTRUCT <u>A NEW SINGLE FAMILY RES</u>"

Building Residential - New	2016024052	27-May-16 Three Boys Consulting
Plumbing Permit	2016037288	22-Jul-16 Palmer Plumbing
Electrical Permit	2016055334	11-Oct-16 Arthur Electric
Plumbing Permit	2016058417	24-Oct-16 Arthur the Plumber
Gas / Mech Permit - VC MC	2016038937	01-Aug-16 Good Neighbor Heating & Air

2. My property does not meet the definition of a Two-Family:

In the section above I've shown that the Property was intended for use as a single-family dwelling. In this section I plan to show that this property does not meet the definition of Two-Family dwelling.

Items a) and c) in the definition of the Two-Family dwelling (see Page 2 of this letter) do not apply to my property because the <u>property is an independent structure</u>, as indicated in Exhibit A attached hereto, and is not in a historic district.

Item b) also does not apply because there is <u>only 1 property per lot</u>, as indicated in Exhibit A from the Declaration. More specifically, I would like to show that:

- 1501 Riverside Dr Unit B is a single Unit on a lot, and
- the <u>Plat includes no "General Common Elements"</u>, but only Private Elements and Limited Common Elements which are specifically identified for the exclusive use and ownership for the Unit for which it is assigned.

MCL 17.01.060 defines two-dwelling units as those which are "... detached dwelling units on a single lot which are separated by at least six feet."

While my property is a detached unit and separated by more than 6 feet, it is not on the same lot as another Unit. Please see below for further explanation and definition of terms.

- 1. The Horizontal Property Act outlines the definition and use of a Plat (66-27-309).
 - i. The Plat means the "site plans of the Parcel ... said Plat or Plats being attached as Exhibit B" to the Declaration.
 - ii. "'Property' means all the land, property and space comprising the Parcel as defined" in the definition of Plat.

Please refer to the Plat, attached hereto as Exhibit A.

- 2. Because my property was established as an HOA and thereby governed by the Horizontal Property Act (66-27-102), it is necessary to define "apartment", which is:
 - i. A separate free-standing building of one (1) or more floors;
 - ii. Any part of open space upon the property clearly delineated for independent use
 - iii. Where private elements are involved, "apartment" includes the private element.

- 3. Regarding Private Elements, The Horizontal Property Act (66-27-102) states:
 - "Private elements" means and includes the lot area upon which an apartment is located and the improvements located thereon, as described in the declaration, and for which fee simple ownership and exclusive use is reserved to that apartment only."
 - ii. Further, "Lots, as referenced on the Plat, shall be deemed to refer to the Private Elements."
 - iii. Additionally, "Lot" means a tract, plot or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future, for transfer of ownership or for building development."

See Diagram 17.04E in MCL 17.04.060, attached hereto as Exhibit B, which defines Lot boundaries. Similar Lot boundaries can be seen on Exhibit A.

- 4. Private Elements are defined in the Declaration and in the Act as:
 - i. Declaration "mean and include the lot area upon which the Unit is located. <u>Exclusive</u> ownership in fee simple and use of the Private Elements for each Unit is reserved to such Unit."
 - ii. Act "means and includes the lot area upon which an apartment is located and the improvements located thereon, as described in the declaration; <u>Limited common elements located upon private elements shall be deemed to be private elements;</u>"
- 5. Further, the Horizontal Property Act (66-27-106a) states:
 - i. "An apartment owner shall have an exclusive ownership to the apartment and shall have a common right to share, with other co-owners, in the common elements of the property"

Exhibit B of the Declaration clearly shows that there are no Common Areas, but only Private and Limited Common Elements.

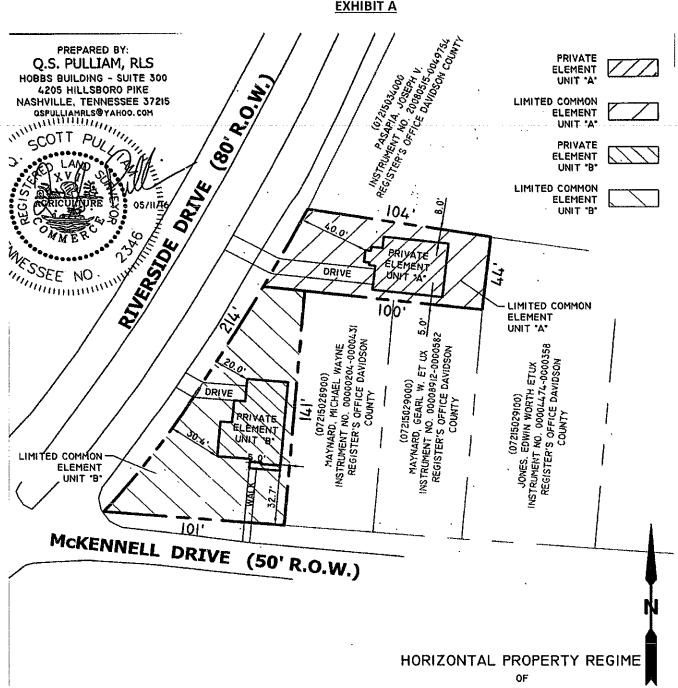
The above steps show how The Act, The Code, and The Declaration all clearly outline the following:

- 1. The Plat includes all site plans and Parcels, and that a property is indicated by the Parcel area.
- 2. Then, the actual dwelling and private elements reside on Parcels.
- 3. Next, the private elements include the Lot; what's more, the term "Lot" means the "private elements".
- 4. Additionally, Private elements which have the meaning as specific Lots, are <u>reserved for exclusive</u> ownership and use.
- 5. Finally, the Owner of a dwelling <u>has exclusive ownership of a such Lot</u> / Private Element and there are <u>no common elements with which to share on this Plat for the Homes at 1501 Riverside Dr.</u>

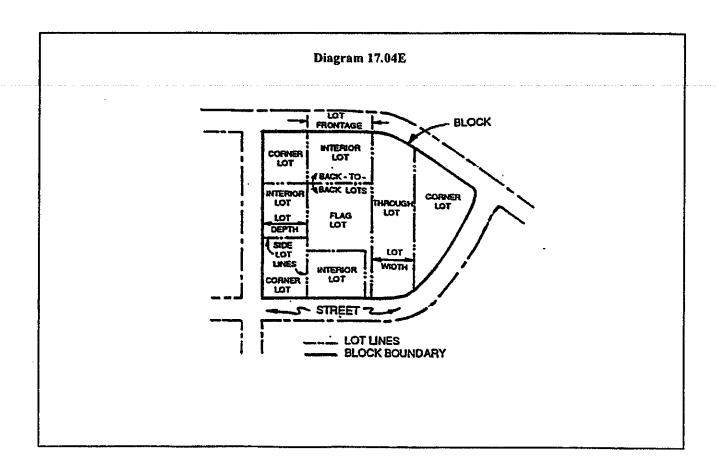
Thank you for the time and consideration,

Miles Baxter

EXHIBIT A



EXBIBIT B



Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South

Nashville, Tennessee 37210



Appellant: Scott Sutton	Date: 3/4/2019	-
Property Owner: Gerald Compbell	Grant 2019 208	<u></u>
Representative: : Gerald Dugna Compbell	Map & Parcel: 10509066	61000
Council Distric	. 17	
The undersigned hereby appeals from the decision wherein a Zoning Permit/Certificate of Zoning C	on of the Zoning Administrator,	
Purpose: To reinstate cancelled permit		
Activity Type: Short Term Rental		
Location: 1013 A W Grove Avenue, 1	Vashville, TN 37203	
This property is in the R Z Zone District, in and all data heretofore filed with the Zoning Adrand made a part of this appeal. Said Zoning Permusa denied for the reason:	n accordance with plans, application ninistrator, all of which are attached nit/Certificate of Zoning Compliance	
Reason: Item A appeal, challenging the Z cancel permit due to amendment 9 of Metro require both HPR properties to be owned bowner	Ordinance B12017-608. That	
Section(s): 17.16.250 E		
Based on powers and jurisdiction of the Board of 17.40.180 Subsection A Of the Metrop Special Exception, or Modification to Non-Conferencested in the above requirement as applied to	olitan Zoning Ordinance, a Variance, orming uses or structures is here by	. 5 . 7
Scott Bradley Sutton Appellant Name (Please Print)	Gereld Duane Campbel) Representative Name (Please Print)	
1813 A W Grove Avenue	1013 A WGrove Avenue	
City, State, Zip Code	City, State, Zip Code	
404-408-0549 Phone Number	615 - 513 - 3323 Phone Number	
suttonsays a gmail com	deampbell 65@ gma: 1.com	
Zanina Evaminer:	Appeal Fee: \$100,00	

DAVID BRILEY MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING — 3M FLOOR
SEPSICONIVAVENUE SOUTH
NASHVILLE, TENNINGE 37210

MAJUNG ADDRISS
POST OFFICE BOX 19890
MASHVILLE, TEXTS/ESSEE 27219 6500
TELETHONE (615) 852-6500
FACSIMILE (615) 852-6504
WASHVILLE (615) 852-6514
WASHVILLE (615) 852-6514

January 30, 2019

Scott Sutton 1013 A W Grove Ave. Nashville, TN 37203

RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION

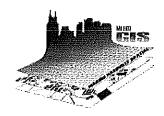
Scott Sutton,

On 5/21/2018, short term rental permit #2018028766 for A 1013 GROVE W AVE was issued in error and is therefore revoked effective February 15, 2019. Accordingly, the law requires you to cease operations as a short term rental, remove any online listings of the property, and cancel any future bookings no later than February 15, 2019. Should you continue to advertise and/or operate the STRP after that date, the matter will be referred to Metro Legal for prosecution in environmental court.

The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1,f and states:

- i. The property ownership of the two-family units cannot be divided.
- ii. The two-family units shall be owned by the same person and one of the two units shall be the primary residence of the owner.
- iii. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed above as long as the STRP—Owner-occupied permit is valid.

BUILDING • ELECTRICAL • GAS/MECHANICAL • PLUMBING • PROPERTY STANDARDS • ZONING



Parcel Details				
Parcei ID:	105090C001	00CO	\$ 57.84 b 58	
Parcel Address:	1013 A W GROVE AVE NASHVILLE, TN 37203		50 50	
Owner:		OTT BRADLEY & GERALD DUANE		
Acquired Date:	9/24/2007			
Sale Price:	\$ 400,000.00)		
Sale Instrument:	SA-2016093	0 0103107		
Mailing Address:	1013 A WES NASHVILLE,			
Legal Description:	UNIT A WES	T GROVE TOWNHOMES		
Acreage:	0			
Frontage Dimension:	0			
Side Dimension:	0			
Parcel Instrument:	MA-2007091	8 0111845	GOMMON/	
Parcel Instrument Date:	9/13/2007		COMMON AREA	
Census Tract:	37016200			
Tax District:	USD			
Council District:	17	The state of the s		
Land Use Description:	RESIDENTIA	L CONDO	Metro GIS	
Zoning			Hide	
	Zone Code	OV-UZO	The state of the s	
Zone	Description	· · · · · · · · · · · · · · · · · · ·		
	fective Date		•	
	Ordinance	Promotine activities and authorized in a restrict and any state of the		
C		2000Z-094U-00		
	Zone Code			
Zone Description ME		MEDIUM DENSITY RES	IDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT AND E AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWELLING	
Effective Date		12/23/1974		
	Ordinance			
С	ase Number			
Owner History		***************************************	Hide	
)wner Name	SUTTON, SCOTT BRAD	LEY & CAMPBELL, GERALD DUANE	
Acquired Date 9/25		* Marketine and the second and the s		
Sale Instrument SA-20160930 01031			The state of the s	
		3 4	AVE, NASHVILLE TN 37203	
	ing Country	************************************		
::>:=:::::::::::::::::::::::::::::::::	 	\$ 400,000.00		
	-13-13	V	LEY & CAMPBELL, GERALD DUANE	
	THE RESERVE OF THE PROPERTY OF		The state of the s	

Acquired Date	9/25/2007					
Sale Instrument	DB-20071002 011714					
Mailing Address	1013 A WEST GROVE AV, NASHVILLE TN 37203					
Mailing Country	US					
Sale Amount	\$ 400,000.00					
Owner Name	PROVINCE BUILDERS, LLC					
Acquired Date	12/1/2006					
Sale Instrument	DB-20061206 015103					
Mailing Address	4619 SHYS HILL RD, NASHVILLE TN 37215					
Mailing Country	US					
Sale Amount	\$ 171,000.00					
Property History	Hide					
Date Established	9/14/2007					
Date Inactive						
Instrument:	MA-20070918 011184					
Acreage	0.00					
Description	UNIT A WEST GROVE TOWNHOMES I					
Frontage Dimension	0.00					
Side Dimension	0.00					
Assessments	Hide					
Class	RESIDENTIAL					
Effective Date	1/1/2013					
Land Appraised Value	\$ 112,000.00					
Improvement Appraised Value	\$ 268,500.00					
Total Appraised Value	\$ 380,500.00					
Class	RESIDENTIAL					
Effective Date	1/1/2009					
Land Appraised Value	\$ 72,000.00					
Improvement Appraised Value	\$ 272,000.00					
Total Appraised Value	\$ 344,000.00					
Class	RESIDENTIAL					
Effective Date	1/1/2008					
Land Appraised Value	\$ 35,000.00					
Improvement Appraised Value	\$ 332,600.00					
Total Appraised Value	\$ 367,600.00					



maps,nashville.qov

Parcel ID: 105090C00200C0 Parcel Address 1013 B W GROVE AVE MARTINEZ, JOSE A. & RAMPULLA,	Parcel Details			Fig. 1. Section 1. Sec
Parcel Address: 1013 B W GROVE AVE NASHVILLE, TN 37203		1050900002	0000	The state of the s
MASHVILLE, TN 37203 Owner: MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired bate: 11/1/2018 \$570,000.00 Sale Instrument: DB-20181109 0111030 Malling Address 1013 B W GROVE AVE NASHVILLE, TN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES NASHVILLE, TN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES NASHVILLE, TN 37203 Acreage: 0				- 50
MARIA P. Acquired Date: 11/1/2018 Sale Price: \$ 570,000.00 Sale Instrument: Db-20181109 0111030 Mailing Address: 1013 B w GROVE AVE MASHVILLE, TIN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES Acreage: 0 Frontage Dimension: 0 Side Dimension: 0 Parcel Instrument: MA-20070918 0111845 Census Tract: 37016200 Tax District: USD Council District: USD Council District: 17 Land Use, RESIDENTIAL CONDO Description: Effective Date 1/2/2/2000 Ordinance B12000-49-40 Zone Description Effective Date 1/2/2/2000 Acrea Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT LUNITS PER ACRE. Effective Date 1/2/2/3/1974 Ordinance 0/37-650 Case Number Downer History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 1/1/2/2018 Sale Instrument 0B-20181109 011103 Mailing Address: 1013 B W GROVE AVE, NASHVILLE TN 37203 Sale Amount; \$570,000.00				
Sale Price: \$ 570,000.00 Sale Instrument: DB-20181199 0111030 Mailing Address: 1013 B W GROVE AVE NASHVILLE, TN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES NASHVILLE, TN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES Side Dimension: 0 Prontage Dimension: 0 Parcel Instrument: MA-20079918 0111845 Parcel Instrument: MA-20079918 0111845 Parcel Instrument: MA-20079918 0111845 Census Tract: 37016200 Tax District: USD Council District: USD Council District: USD Council District: 17 Land Use: RESIDENTIAL CONDO Description: BESIDENTIAL CONDO Description: BESIDENTIAL CONDO Description: BESIDENTIAL CONDO Zone Description: BESIDENTIAL CONDO Tordinance BI2002-094U-00 Zone Code: R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date: 12/23/1974 Ordinance: D73-650 Case Number: DWINTS PER ACRE. Effective Date: 12/23/1974 Ordinance: D73-650 Case Number: DWINTS PER ACRE. Sale Instrument: MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date: 11/2/2018 Sale Instrument: DRESIDENTIAL STOOL OF TOTAL STOOL O			IOSE A. & RAMPULLA,	
Sale Instrument: DB-20181109 0111030 Mailing Address: 1013 BW GROVE AVE NASHVILLE, IT 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES Acreage: 0 Frontage Dimension: 0 Side Dimension: 0 Side Dimension: 0 Side Dimension: 0 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: MA-20070918 0111845 Fax District: USD Consult District: USD Council District: 17 Land Use Description: Pffective Date 12/2/2000 Ordinance 812000-47 Case Number: 20002-094U-00 Zone Description: MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/2/3/1974 Ordinance 073-650 Case Number: 0	Acquired Date:	11/1/2018	# # # # # # # # # # # # # # # # # # #	
Malling Address: 1013 B W GROVE AVE NASHVILLE, TN 37203 Legal Description: UNIT B WEST GROVE TOWNHOMES	Sale Price:	\$ 570,000.00	0	
Legal Description: UNIT B WEST GROVE TOWNHOMES Acreage: O	Sale Instrument:	DB-2018110	9 0111030	
Acreage: 0 Frontage Dimension: 0 Side Dimension: 0 Side Dimension: 0 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: MA-20070918 0111845 Census Tract: 37016200 Tax District: USD Council District: I7 Land Use Description Effective Date 12/2/2000 Ordinance BL2000-47 Case Number; 20002-094U-00 Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTERNACE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/2/3/1974 Ordinance Case Number; Owner History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	Mailing Address:	1013 B W GF NASHVILLE,T	ROVE AVE IN 37203	
Frontage Dimension: O Side Dimension: O M-20070918 0111845 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: O O O O O O O O O	Legal Description:	UNIT B WEST	F GROVE TOWNHOMES	
Frontage Dimension: 0 Side Dimension: 0 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: MA-20070918 0111845 Parcel Instrument: 9/13/2007 Date: 07/186 Census Tract: 37016200 Tax District: USD Council District: 17 Land Use Pescription: 0 Zone Code OV-UZO Zone Description: 0 Effective Date 12/2/2000 Ordinance BL2000-47 Case Number 20002-094U-00 Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974 Ordinance 073-650 Case Number Owner History Owner History Owner Name Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	Acreage:	0		
Parcel Instrument: MA-20070918 0111845 Parcel Instrument Date: 0713/2007 Date: 17016200 Tax District: USD Council District: 17 Land Use Description: 0704/2000 Zone Code OV-UZO Zone Description Effective Date 12/2/2000 Ordinance Zone Code R8 Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/2/21/20/10/20/20/20/20/20/20/20/20/20/20/20/20/20	Frontage Dimension:	0	- 1 Page 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
Parcel Instrument: MA-20079918 0111845 Parcel Instrument Date:	Side Dimension:	0		
Parcel Instrument Date: Date:	Parcel Instrument:	MA-2007091	8 0111845	The second secon
Tax District: USD Council District: 17 Land Use Description: RESIDENTIAL CONDO Zone Code Zone Description Effective Date Ordinance Sale Instrument Description Case Number Ordinance Downer History Owner Name Acquired Date 11/2/2018 Sale Instrument Description (DIST STORM) Mailing Country US Sale Amount \$ 570,000.00		9/13/2007		COMMON
Council District: 17 Land Use Description: RESIDENTIAL CONDO Zone Description Cov-UZO Cov-U	Census Tract:	37016200		57;88
Land Use Description: Coning	Tax District:	USD		
Description: Metro. Zoning Zone Code OV-UZO Zone Description Effective Date 12/2/2000 Ordinance BL2000-47 Case Number 2000Z-094U-00 Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974 Ordinance O73-650 Case Number Owner History Owner History MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address I013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$570,000.00	Council District:	17		
Zone Code Zone Description Effective Date Ordinance BL2000-47 Case Number Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date Case Number Owner History Owner Name Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address Mailing Country Sale Amount \$570,000.00		RESIDENTIAI	. CONDO	Metro GIS
Zone CodeOV-UZOZone DescriptionEffective Date12/2/2000OrdinanceBL2000-47Case Number2000Z-094U-00Zone CodeR8Zone DescriptionMEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE.Effective Date12/23/1974OrdinanceO73-650Case NumberOwner NameMARTINEZ, JOSE A. & RAMPULLA, MARIA P.Acquired Date11/2/2018Sale InstrumentDB-20181109 011103Mailing Address1013 B W GROVE AVE, NASHVILLE TN 37203Mailing CountryUSSale Amount\$ 570,000.00	onina			Hide
Zone Description Interest I		Zone Code	OV-UZO	
Effective Date Ordinance Downer History Owner Name Acquired Date Acquired Date Acquired Date Acquired Date Address Mailing Address Mailing Country Sale Amount 570,000.00	Zone			1970 THE LANGE CONTROL OF THE
Ordinance BL2000-47 Case Number 2000Z-094U-00 Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974 Ordinance 073-650 Case Number Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	100 100 M			
Case Number Zone Code R8 Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974 Ordinance O73-650 Case Number Owner History Owner Name Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address Mailing Country US Sale Amount \$ 570,000.00	4 - 1 2 - 1 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1	**	Samuel and the same of the sam	
Zone Code Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974 Ordinance 073-650 Case Number Owner History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address Mailing Country US Sale Amount \$ 570,000.00	Ca		Z - North and the second secon	
Zone Description MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWE UNITS PER ACRE. Effective Date 12/23/1974			g	
Ordinance Case Number Owner History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country Sale Amount \$ 570,000.00	Zone Description		MEDIUM DENSITY RESI	IDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT AND E AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWELLING
Case Number Owner History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	Eff	ective Date	12/23/1974	
Owner History Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00		Ordinance	073-650	
Owner Name MARTINEZ, JOSE A. & RAMPULLA, MARIA P. Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	Ca	se Number	100 000 000 000	
Acquired Date 11/2/2018 Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00		1 .2 F3141841.		Hide
Sale Instrument DB-20181109 011103 Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00				RAMPULLA, MARIA P.
Mailing Address 1013 B W GROVE AVE, NASHVILLE TN 37203 Mailing Country US Sale Amount \$ 570,000.00	Acquired Date 11/		11/2/2018	
Mailing Country US Sale Amount \$ 570,000.00	Sale Instrument DB-201811		# 100	
Sale Amount \$ 570,000.00	Mailing Address 1			NASHVILLE TN 37203
	Maili	ng Country	US	
	Sa	ale Amount	\$ 570,000.00	
Owner Name BROWN, JAMES WILLIAM	, Ov	wner Name	BROWN, JAMES WILLIA	M

Acquired Date	10/7/2016
7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DB-20161010 010675
	1013 B W GROVE AVE, NASHVILLE TN 37203
Mailing Country	
	\$ 530,000.00
	(3-2
Triangle Control of the Control of t	TROTTI, MICAH D.
Acquired Date	The state of the s
- Mak-	DB-20120914 008340
	1013 W GROVE AVE UNIT B, NASHVILLE TN 37203
Mailing Country	The state of the s
Sale Amount	The state of the s
C	CARUSO, ADAM VINCENT & ROXANNE
Acquired Date	
	DB-20081006 010146
A	1013 B W GROVE AV, NASHVILLE TN 37203
Mailing Country	
Sale Amount	C
1	PROVINCE BUILDERS, LLC
Acquired Date	A CONTROL OF THE CONT
3.3	DB-20061206 015103
Mailing Address	570 CHURCH ST E APT 110, BRENTWOOD TN 37027
Mailing Country	US
Sale Amount	\$ 171,000.00
Property History	Hide
Date Established	9/14/2007
Date Inactive	
,	MA-20070918 011184
Acreage	
	UNIT B WEST GROVE TOWNHOMES I
Frontage Dimension	Particular Control of the Control of
Side Dimension	
Assessments	
	Hide
	RESIDENTIAL
Effective Date	And the state of t
Land Appraised Value	
Improvement Appraised Value	
Total Appraised Value	
grand the second	RESIDENTIAL
Effective Date	
Land Appraised Value	
Improvement Appraised Value	
Total Appraised Value	
	RESIDENTIAL
Effective Date	
Land Appraised Value	The state of the s
Improvement Appraised Value	,
Total Appraised Value	The state of the s
	RESIDENTIAL
Effective Date	The state of the s
Land Appraised Value	± 1014
Improvement Appraised Value	7,717-7, 7,717-7,71
Total Appraised Value	\$ 367,600.00