

# 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 2<sup>nd</sup>  
Avenue South 1<sup>st</sup> Floor.**

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**MS. CYNTHIA CHAPPELL  
MS. ASHONTI DAVIS  
MS. CHRISTINA KARPYNEC  
MR. ROSS PEPPER, Vice Chairman  
MS. ALMA SANFORD  
MR. DAVID TAYLOR, Chairman**

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## **CASE 2019-200 (Council District - 6)**

**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: Kaylea Crabbe  
Property Owner: Kaylea Crabbe  
Representative: \_\_\_\_\_

Date: 2-15-19  
Case #: 2019- 200  
Map & Parcel: 07213040020000

Council District b

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 1300 B Douglas Ave. Nashville, TN 37206

This property is in the B6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Kaylea Crabbe  
Appellant Name (Please Print)

\_\_\_\_\_  
Representative Name (Please Print)

1300 B Douglas Ave.  
Address

\_\_\_\_\_  
Address

Nashville TN 37206  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

601-291-3333  
Phone Number

\_\_\_\_\_  
Phone Number

Kcrabbe HQ@gmail.com  
Email Kcrabbe14

\_\_\_\_\_  
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



3606918

**ZONING BOARD APPEAL / CAAZ - 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 NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://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.

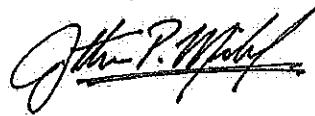
The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- 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 2<sup>nd</sup> 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



Nashville Planning Department

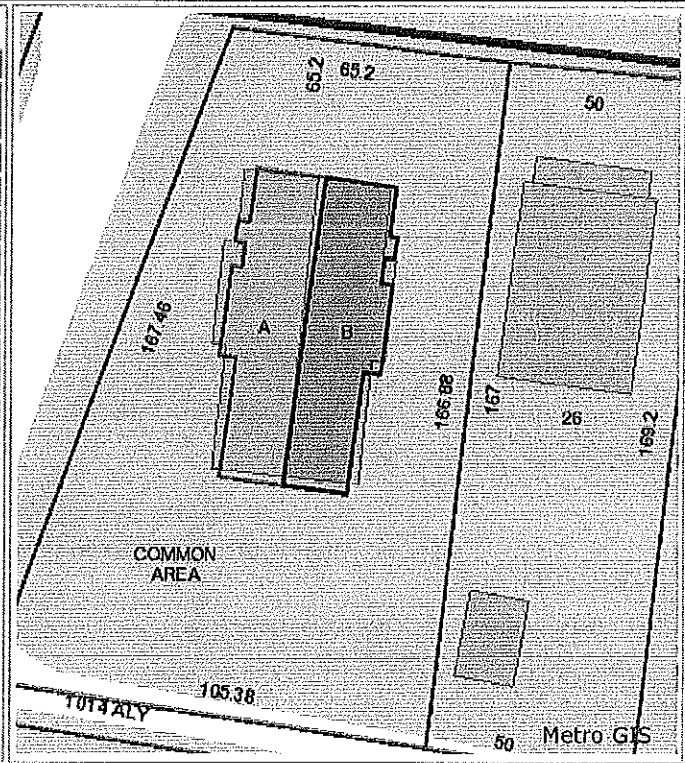
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

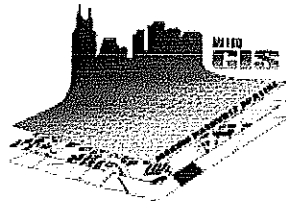
Parcel Details	
<b>Parcel ID:</b>	072130Y00200CO
<b>Parcel Address:</b>	1300 B DOUGLAS AVE NASHVILLE, TN 37206
<b>Owner:</b>	CRABBE, KAYLEA M.
<b>Acquired Date:</b>	6/19/2018
<b>Sale Price:</b>	\$ 370,000.00
<b>Sale Instrument:</b>	DB-20180621 0059843
<b>Mailing Address:</b>	1300 DOUGLAS AVE B NASHVILLE, TN 37206
<b>Legal Description:</b>	UNIT B 1300 DOUGLAS AVENUE TOWNHOMES
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20170327 0029225
<b>Parcel Instrument Date:</b>	3/23/2017
<b>Census Tract:</b>	37011700
<b>Tax District:</b>	USD
<b>Council District:</b>	06
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning		Hide
<b>Zone Code</b>	OV-NHC	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-150	
<b>Case Number</b>	2007Z-123U-05	
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-142	
<b>Case Number</b>	2007Z-060U-05	
<b>Zone Code</b>	R6	
<b>Zone Description</b>	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.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	073-650	
<b>Case Number</b>		

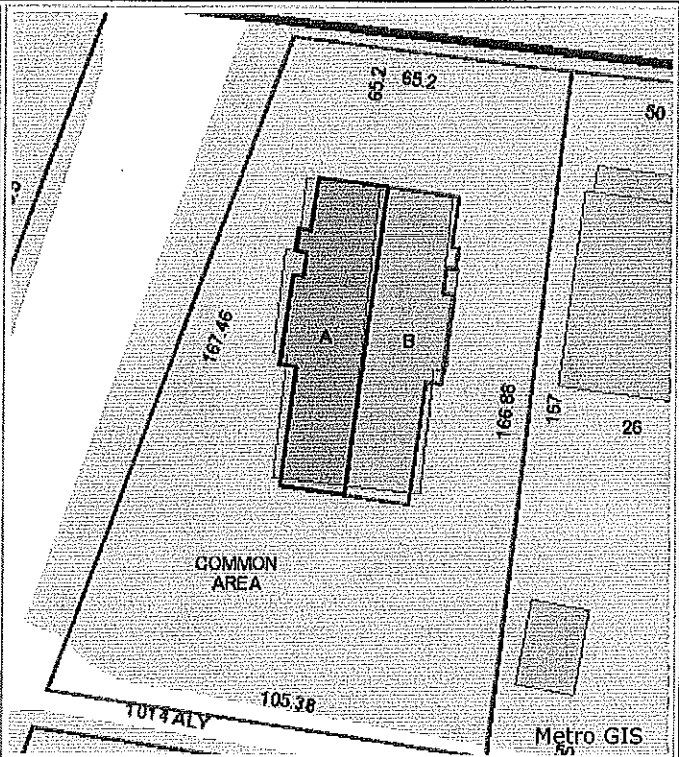
Owner History		Hide
<b>Owner Name</b>	CRABBE, KAYLEA M.	
<b>Acquired Date</b>	6/20/2018	
<b>Sale Instrument</b>	DB-20180621 005984	





Nashville Planning Department  
800 2nd Ave S  
P.O. Box 196300  
Nashville, TN 37219-6300  
[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
Parcel ID:	072130Y00100CO
Parcel Address:	1300 A DOUGLAS AVE NASHVILLE, TN 37206
Owner:	HAND, ANITA
Acquired Date:	4/25/2018
Sale Price:	\$ 377,000.00
Sale Instrument:	DB-20180504 0042746
Mailing Address:	1300 A DOUGLAS AVE NASHVILLE, TN 37206
Legal Description:	UNIT A 1300 DOUGLAS AVENUE TOWNHOMES
Acreage:	0
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	MA-20170327 0029225
Parcel Instrument Date:	3/23/2017
Census Tract:	37011700
Tax District:	USD
Council District:	06
Land Use Description:	RESIDENTIAL CONDO



Zoning		Hide
Zone Code	OV-NHC	
Zone Description		
Effective Date	7/25/2007	
Ordinance	BL2007-150	
Case Number	2007Z-123U-05	
Zone Code	OV-UZO	
Zone Description		
Effective Date	7/25/2007	
Ordinance	BL2007-142	
Case Number	2007Z-060U-05	
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	HAND, ANITA	
Acquired Date	4/26/2018	
Sale Instrument	DB-20180504 004274	

Metropolitan Board of Zoning Appeals

Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210



Appellant: Jennifer Vessio  
Property Owner: Jennifer Vessio  
Representative: \_\_\_\_\_

Date: 2/15/19  
Case #: 2019- 201  
Map & Parcel: 094010B00200C0

Council District 6

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 608BS 12th Street

This property is in the RS5 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Jennifer Vessio  
Appellant Name (Please Print)

\_\_\_\_\_  
Representative Name (Please Print)

608BS 12th Street  
Address

\_\_\_\_\_  
Address

Nashville TN 37206  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

3479247001  
Phone Number

\_\_\_\_\_  
Phone Number

jennifervessio@gmail.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 GOVERNMENT OF NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://www.nashville.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.

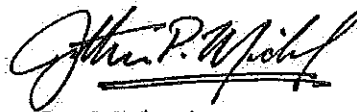
The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- 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 2<sup>nd</sup> Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

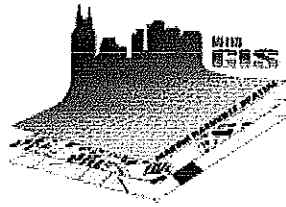
Sincerely,

A handwritten signature in black ink, appearing to read "Jon Michael", with a horizontal line drawn underneath the name.

Jon Michael  
Metro Codes

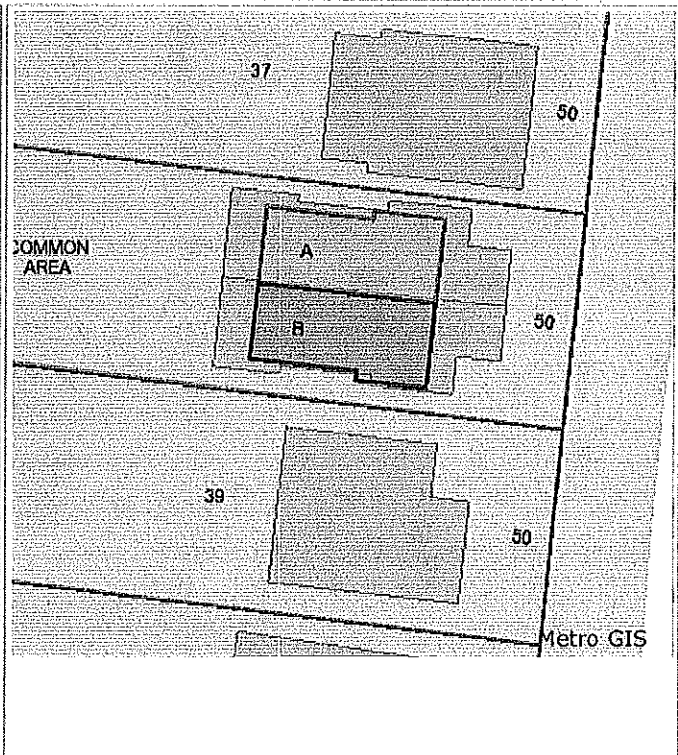
CC:

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



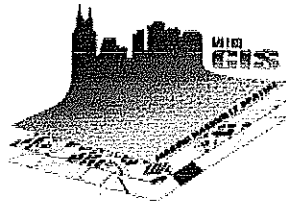
Nashville Planning Department  
800 2nd Ave S  
P.O. Box 196300  
Nashville, TN 37219-6300  
[maps.nashville.gov](http://maps.nashville.gov)

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



Zoning	Hide
<b>Zone Code</b>	OV-UZO
<b>Zone Description</b>	
<b>Effective Date</b>	7/25/2007
<b>Ordinance</b>	BL2007-142
<b>Case Number</b>	2007Z-060U-05
<b>Zone Code</b>	RS5
<b>Zone Description</b>	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.
<b>Effective Date</b>	1/22/1996
<b>Ordinance</b>	095-133
<b>Case Number</b>	95Z-112U

Owner History	Hide
<b>Owner Name</b>	VESSIO, JENNIFER
<b>Acquired Date</b>	10/27/2014
<b>Sale Instrument</b>	DB-20141029 009995
<b>Mailing Address</b>	608 B S 12TH ST, NASHVILLE TN 37206
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 374,900.00
<b>Owner Name</b>	WOODLAND STREET PARTNERS, LLC
<b>Acquired Date</b>	12/31/2013



Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

<b>Parcel Details</b>		
Parcel ID:	094010B00100CO	
Parcel Address:	608 A S 12TH ST NASHVILLE, TN 37206	
Owner:	FITZGERALD, NINA	
Acquired Date:	4/21/2016	
Sale Price:	\$ 415,000.00	
Sale Instrument:	DB-20160422 0039563	
Mailing Address:	608 A S 12TH ST NASHVILLE, TN 37206	
Legal Description:	UNIT A 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	

<b>Zoning</b>		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	O95-133	
Case Number	95Z-112U	

<b>Owner History</b>		Hide
Owner Name	FITZGERALD, NINA	
Acquired Date	4/22/2016	
Sale Instrument	DB-20160422 003956	
Mailing Address	608 A S 12TH ST, NASHVILLE TN 37206	
Mailing Country	US	
Sale Amount	\$ 415,000.00	
Owner Name	WHITE, DAVID S. & REBECCA S.	
Acquired Date	9/29/2014	

Metropolitan Board of Zoning Appeals

Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Jason Plunkett Date: 2/15/19  
Property Owner: Jason Plunkett Case #: 2019-203  
Representative: Jason Plunkett Map & Parcel: 09106040010000

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 6014A Morrow Rd Nashville, TN 37209

This property is in the R1p Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Jason Plunkett  
Appellant Name (Please Print)

JASON SAME  
Representative Name (Please Print)

6014A Morrow Rd  
Address

Address

NASHVILLE, TN 37209  
City, State, Zip Code

City, State, Zip Code

615-668-8369  
Phone Number

Phone Number

JASON.T.PLUNKETT@GMAIL.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**



3607011

**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 BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://www.nashville.gov/codes)

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.

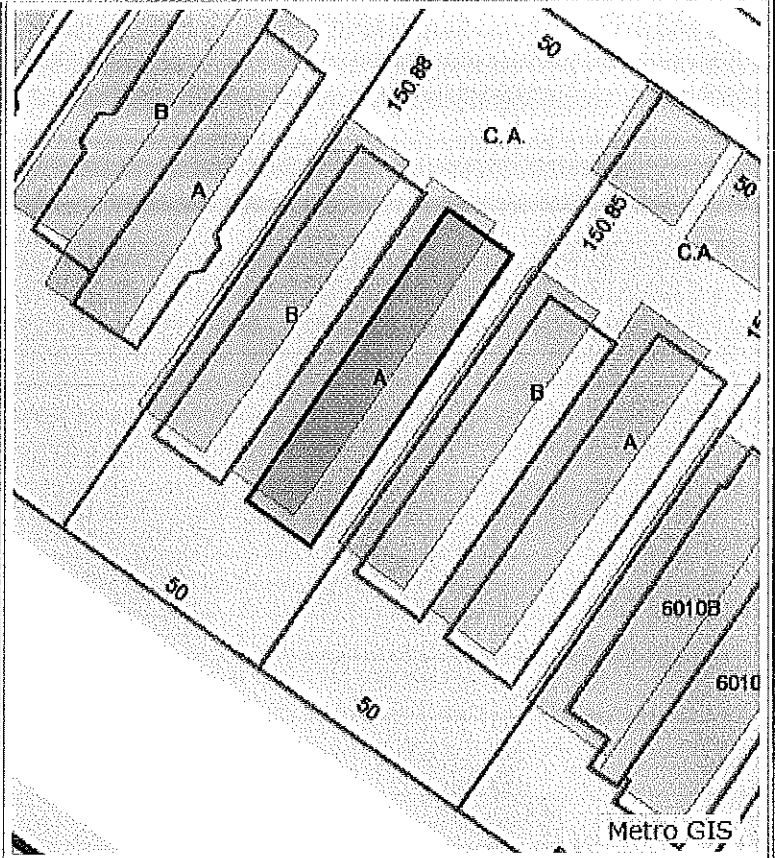
Sincerely,

Jon Michael  
Metro Codes

CC:

APPLICANT: Jeanelle Reeves  
RESPONSIBLE PARTY: Jeanelle Reeves

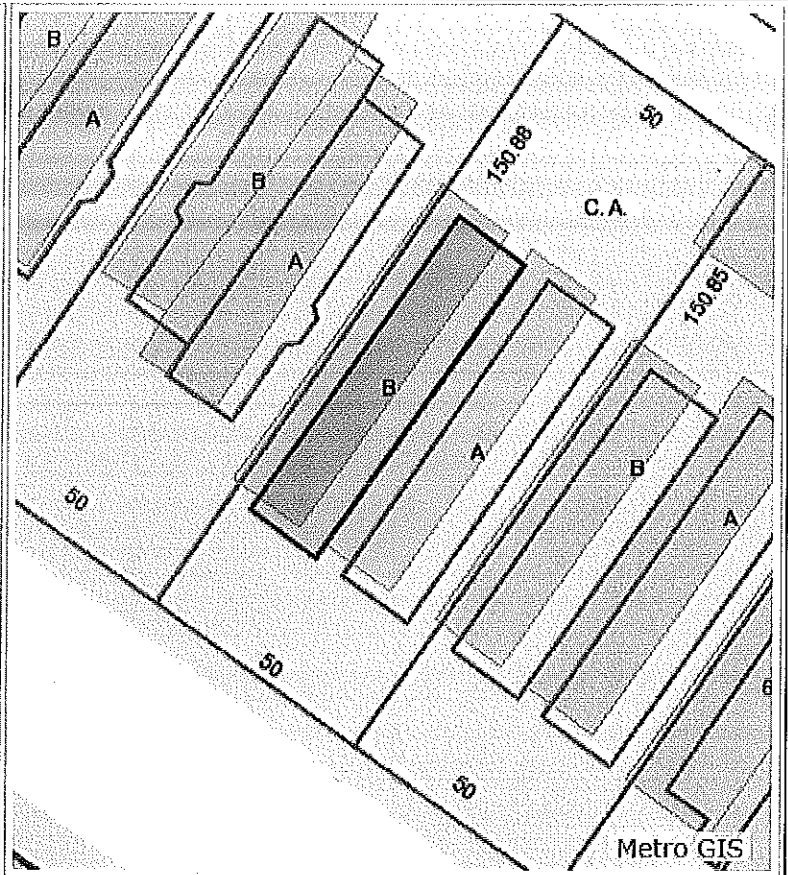
<b>Parcel Details</b>	
<b>Parcel ID:</b>	091060Y00100CO
<b>Parcel Address:</b>	6014 A MORROW RD NASHVILLE, TN 37209
<b>Owner:</b>	PLUNKETT, JASON THOMAS
<b>Acquired Date:</b>	4/5/2018
<b>Sale Price:</b>	\$ 405,000.00
<b>Sale Instrument:</b>	DB-20180417 0036247
<b>Mailing Address:</b>	6014 A MORROW RD NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT A HOMES AT 6014 MORROW ROAD
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20160311 0023647
<b>Parcel Instrument Date:</b>	2/24/2016
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



<b>Zoning</b>		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-142	
<b>Case Number</b>	2007Z-060U-05	
<b>Zone Code</b>	R6	
<b>Zone Description</b>	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.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	073-650	
<b>Case Number</b>		

<b>Owner History</b>		Hide
<b>Owner Name</b>	PLUNKETT, JASON THOMAS	
<b>Acquired Date</b>	4/6/2018	
<b>Sale Instrument</b>	DB-20180417 003624	
<b>Mailing Address</b>	6014 A MORROW RD, NASHVILLE TN 37209	

<b>Parcel Details</b>	
<b>Parcel ID:</b>	091060Y00200CO
<b>Parcel Address:</b>	6014 B MORROW RD NASHVILLE, TN 37209
<b>Owner:</b>	GILLOTT, ALEX W & BRITTANY T
<b>Acquired Date:</b>	2/27/2018
<b>Sale Price:</b>	\$ 400,000.00
<b>Sale Instrument:</b>	DB-20180302 0019754
<b>Mailing Address:</b>	6014 B MORROW RD NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT B HOMES AT 6014 MORROW ROAD
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20160311 0023647
<b>Parcel Instrument Date:</b>	2/24/2016
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



<b>Zoning</b>		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-142	
<b>Case Number</b>	2007Z-060U-05	
<b>Zone Code</b>	R6	
<b>Zone Description</b>	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.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	O73-650	
<b>Case Number</b>		
<b>Owner History</b>		Hide
<b>Owner Name</b>	GILLOTT, ALEX W & BRITTANY T	
<b>Acquired Date</b>	2/28/2018	

Metropolitan Board of Zoning Appeals  
Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210



Appellant : Bradley & Virginia Smith  
Property Owner: Bradley & Virginia Smith  
Representative: Bradley Smith

Date: Feb. 15 2019  
Case #: 2019- 204  
Map & Parcel: Parcel ID: 0911101002000

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 5119 Illinois Ave, Nashville TN, 37209

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Bradley & Virginia Smith  
Appellant Name (Please Print)

\_\_\_\_\_  
Representative Name (Please Print)

5119 Illinois Ave  
Address

\_\_\_\_\_  
Address

Nashville TN, 37209  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

629-221-0654  
Phone Number

\_\_\_\_\_  
Phone Number

Brad@Bradleyalan.work  
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**



3606977

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

PARCEL: 091110I00200CO

APPLICATION DATE: 02/21/2019

**SITE ADDRESS:**

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

PARCEL OWNER: SMITH, BRADLEY &amp; 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 GOVERNMENT OF NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://www.nashville.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.l.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.

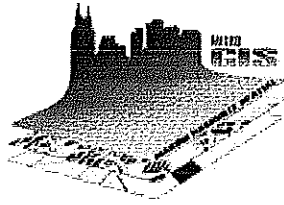
Please be advised that this revocation may be appealed to the Board of Zoning Appeals. If you have questions or would like to appeal this revocation, you may speak with a zoning examiner at the Development Services Center at the Metro Office Building, 800 2nd Ave S, Nashville, TN 37210, Monday through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

Sincerely,

Jon Michael  
Metro Codes

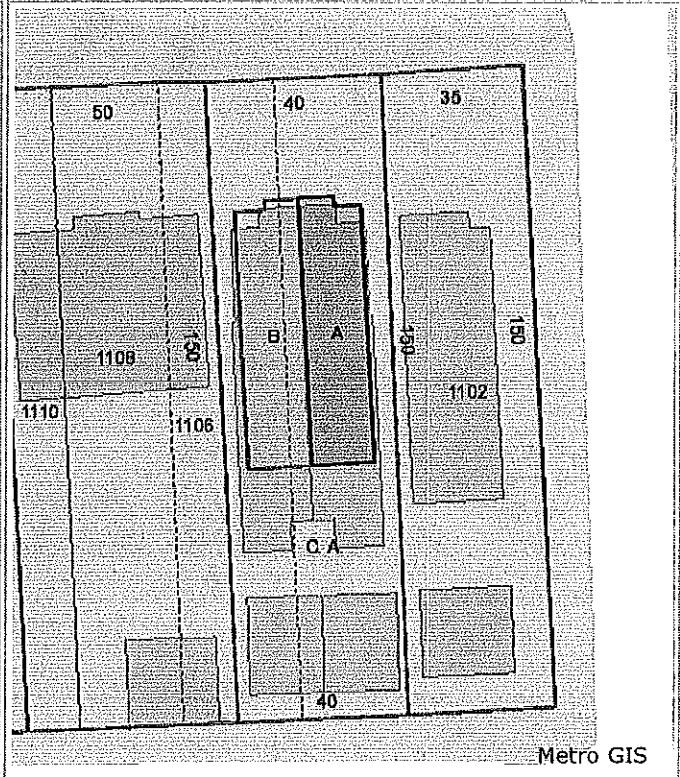
CC:

APPLICANT: Bradley Smith  
RESPONSIBLE PARTY: Bradley Smith



Nashville Planning Department  
800 2nd Ave S  
P.O. Box 196300  
Nashville, TN 37219-6300  
[maps.nashville.gov](http://maps.nashville.gov)

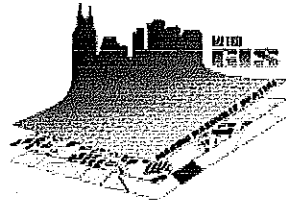
Parcel Details	
<b>Parcel ID:</b>	091110I00100CO
<b>Parcel Address:</b>	5117 ILLINOIS AVE NASHVILLE, TN 37209
<b>Owner:</b>	FOUST, STEPHEN R. & DANIEL, CHELSEA L.
<b>Acquired Date:</b>	6/16/2016
<b>Sale Price:</b>	\$ 395,000.00
<b>Sale Instrument:</b>	DB-20160628 0066022
<b>Mailing Address:</b>	5117 ILLINOIS AVE NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT A 52ND AVENUE NORTH TOWNHOMES
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20150821 0084862
<b>Parcel Instrument Date:</b>	8/19/2015
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-142	
<b>Case Number</b>		
<b>Zone Code</b>	R6	
<b>Zone Description</b>	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.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	073-650	
<b>Case Number</b>		

Owner History		Hide
<b>Owner Name</b>	FOUST, STEPHEN R. & DANIEL, CHELSEA L.	
<b>Acquired Date</b>	6/17/2016	
<b>Sale Instrument</b>	DB-20160628 006602	
<b>Mailing Address</b>	5117 ILLINOIS AVE, NASHVILLE TN 37209	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 395,000.00	
<b>Owner Name</b>	L & S DEVELOPMENT, LLC	





Nashville Planning Department

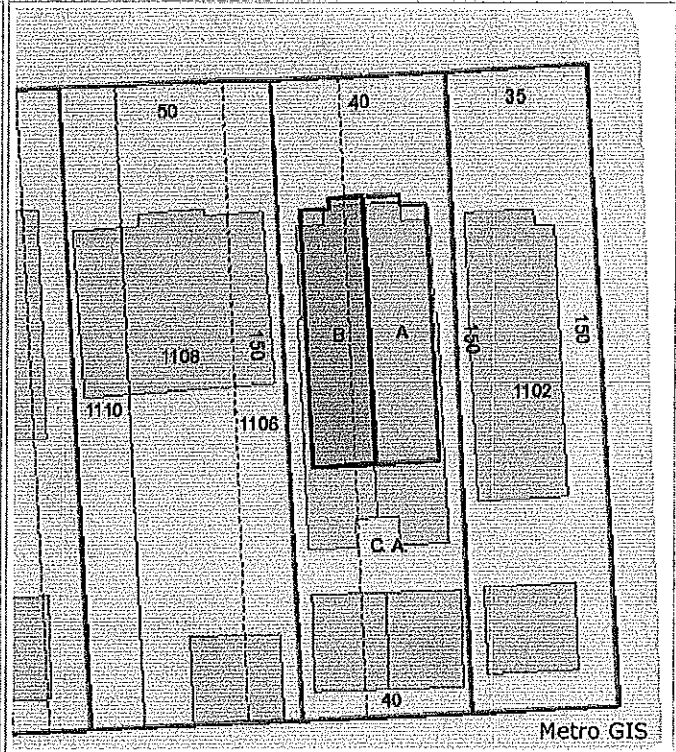
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	091110I00200CO
<b>Parcel Address:</b>	5119 ILLINOIS AVE NASHVILLE, TN 37209
<b>Owner:</b>	SMITH, BRADLEY & VIRGINIA
<b>Acquired Date:</b>	6/28/2016
<b>Sale Price:</b>	\$ 389,900.00
<b>Sale Instrument:</b>	DB-20160801 0079261
<b>Mailing Address:</b>	5119 ILLINOIS AVE B NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT B 52ND AVENUE NORTH TOWNHOMES
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20150821 0084862
<b>Parcel Instrument Date:</b>	8/19/2015
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	7/25/2007	
<b>Ordinance</b>	BL2007-142	
<b>Case Number</b>		
<b>Zone Code</b>	R6	
<b>Zone Description</b>	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.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	O73-650	
<b>Case Number</b>		

Owner History		Hide
<b>Owner Name</b>	SMITH, BRADLEY & VIRGINIA	
<b>Acquired Date</b>	6/29/2016	
<b>Sale Instrument</b>	DB-20160801 007926	
<b>Mailing Address</b>	5119 ILLINOIS AVE B, NASHVILLE TN 37209	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 389,900.00	
<b>Owner Name</b>	L & S DEVELOPMENT, LLC	
<b>Acquired Date</b>	7/17/2015	

Metropolitan Board of Zoning Appeals

Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210



X Appellant: Kevin Clemson  
Property Owner: Kevin Clemson  
Representative: \_\_\_\_\_

Date: 2-19-18  
Case #: 2019-205  
Map & Parcel: 091060R00200C0

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

X Location: 6000 B Morrow Rd. Nashville, TN 37209

This property is in the Rb Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the Zoning Administrator's decision to cancel permit due to amendment 9 of Metro Ordinance BI2017-608. That require both HPR properties to be owned by the same owner

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

X Kevin Clemson  
Appellant Name (Please Print)

\_\_\_\_\_  
Representative Name (Please Print)

6000 B Morrow Rd.  
Address

\_\_\_\_\_  
Address

Nashville, TN 37209  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

615-947-2932  
Phone Number

\_\_\_\_\_  
Phone Number

kevin.clemson@yahoo.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**



3606955

**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 &amp; 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 GOVERNMENT OF NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://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.

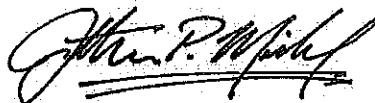
The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.E.1.f and states:

- 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 2<sup>nd</sup> Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

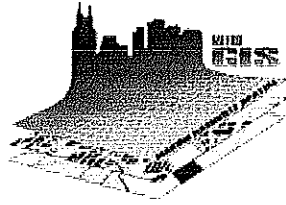
Sincerely,

A handwritten signature in black ink, appearing to read "Jon Michael", with a horizontal line drawn underneath it.

Jon Michael  
Metro Codes

CC:

PERMIT APPLICANT: Kelly Henderson  
RESPONSIBLE PARTY: Kelly Henderson



Nashville Planning Department

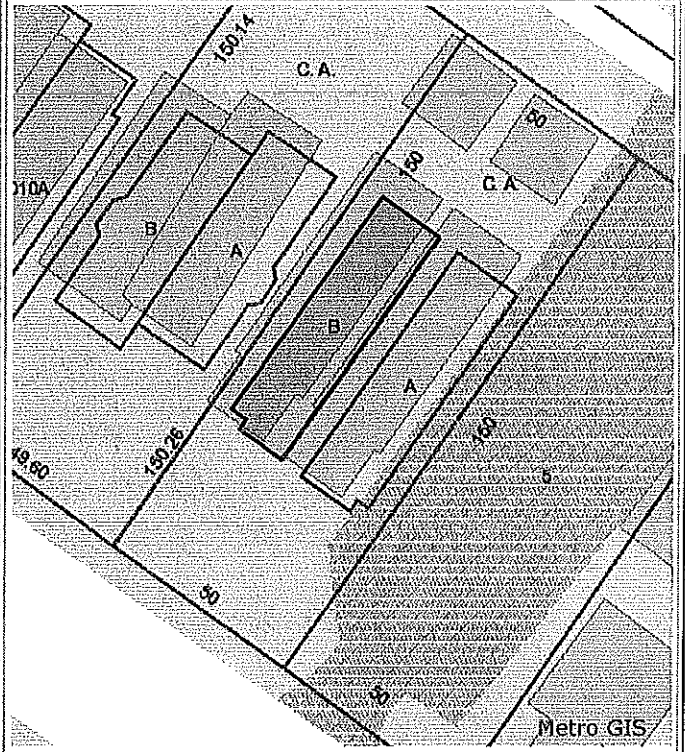
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

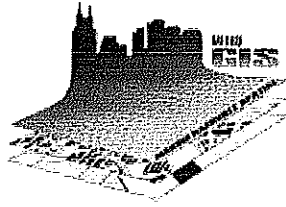
[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	091060R00200CO
<b>Parcel Address:</b>	6006 B MORROW RD NASHVILLE, TN 37209
<b>Owner:</b>	CLEMSON, KEVIN RAY & HENDERSON, KELLY
<b>Acquired Date:</b>	8/14/2016
<b>Sale Price:</b>	\$ 379,900.00
<b>Sale Instrument:</b>	DB-20160816 0085541
<b>Mailing Address:</b>	6006 B MORROW RD NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT B MORROW HOMES
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20150923 0096508
<b>Parcel Instrument Date:</b>	9/21/2015
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning	Hide
<b>Zone Code</b>	OV-UZO
<b>Zone Description</b>	
<b>Effective Date</b>	7/25/2007
<b>Ordinance</b>	BL2007-142
<b>Case Number</b>	2007Z-060U-05
<b>Zone Code</b>	R6
<b>Zone Description</b>	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.
<b>Effective Date</b>	12/23/1974
<b>Ordinance</b>	O73-650
<b>Case Number</b>	

Owner History	Hide
<b>Owner Name</b>	CLEMSON, KEVIN RAY & HENDERSON, KELLY
<b>Acquired Date</b>	8/15/2016
<b>Sale Instrument</b>	DB-20160816 008554
<b>Mailing Address</b>	6006 B MORROW RD, NASHVILLE TN 37209
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 379,900.00
<b>Owner Name</b>	MORROW PROPERTIES, LLC
<b>Acquired Date</b>	7/16/2015



Nashville Planning Department

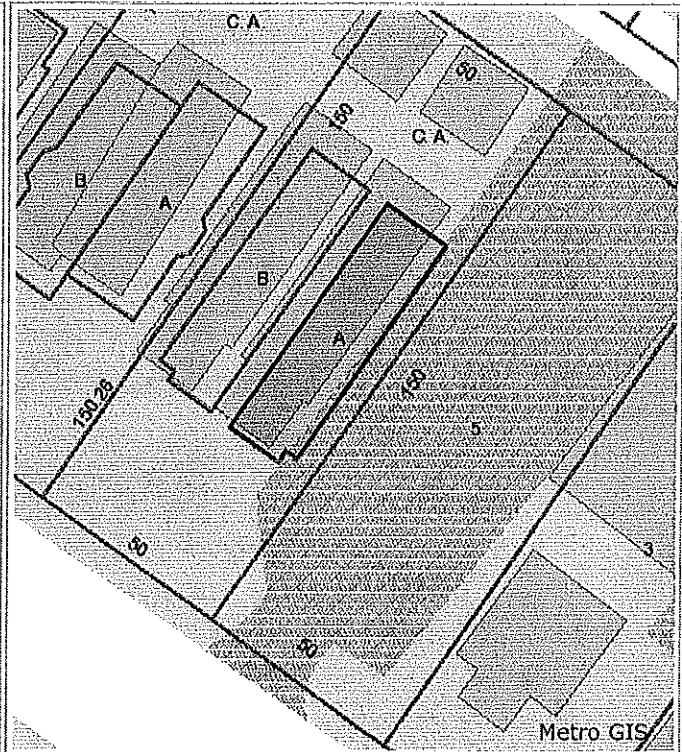
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	091060R00100CO
<b>Parcel Address:</b>	6006 A MORROW RD NASHVILLE, TN 37209
<b>Owner:</b>	WILLIAMS, WESLEY NILE & MARY CATHERINE
<b>Acquired Date:</b>	7/28/2016
<b>Sale Price:</b>	\$ 388,044.00
<b>Sale Instrument:</b>	DB-20160804 0080675
<b>Mailing Address:</b>	6006 A MORROW RD NASHVILLE, TN 37209
<b>Legal Description:</b>	UNIT A MORROW HOMES
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20150923 0096508
<b>Parcel Instrument Date:</b>	9/21/2015
<b>Census Tract:</b>	37013300
<b>Tax District:</b>	USD
<b>Council District:</b>	20
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning	Hide
<b>Zone Code</b>	OV-UZO
<b>Zone Description</b>	
<b>Effective Date</b>	7/25/2007
<b>Ordinance</b>	BL2007-142
<b>Case Number</b>	2007Z-060U-05
<b>Zone Code</b>	R6
<b>Zone Description</b>	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.
<b>Effective Date</b>	12/23/1974
<b>Ordinance</b>	073-650
<b>Case Number</b>	

Owner History	Hide
<b>Owner Name</b>	WILLIAMS, WESLEY NILE & MARY CATHERINE
<b>Acquired Date</b>	7/29/2016
<b>Sale Instrument</b>	DB-20160804 008067
<b>Mailing Address</b>	6006 A MORROW RD, NASHVILLE TN 37209
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 388,044.00
<b>Owner Name</b>	MORROW PROPERTIES, LLC
<b>Acquired Date</b>	7/16/2015

Metropolitan Board of Zoning Appeals

Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210



Appellant: Miles Baxter  
Property Owner: Miles Baxter  
Representative: \_\_\_\_\_

Date: 2/25/2019  
Case #: 2019- 206  
Map & Parcel: 072154A00200C0

Council District 7

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 1501 Riverside Dr, Nashville TN 37200

This property is in the R10 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Miles Baxter  
Appellant Name (Please Print)

\_\_\_\_\_  
Representative Name (Please Print)

1501 Riverside Dr  
Address

\_\_\_\_\_  
Address

Nashville, TN 37206  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

615 948 2516  
Phone Number

\_\_\_\_\_  
Phone Number

Miles.baxter@gmail.com  
Email

\_\_\_\_\_  
Email

Zoning Examiner: \_\_\_\_\_

Appeal Fee: \$100.00



DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE 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, TENNESSEE 37219-6300  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 862-6514  
[www.nashville.gov/codes](http://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.

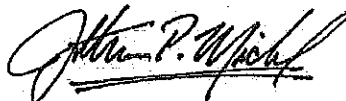
The revocation is based on Metro Council Ordinance BL2017-608, signed into law on January 29, 2018, which amended MCL § 17.16.250.B.1.f and states:

- 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 2<sup>nd</sup> Ave S, Nashville, TN 37210, Monday through Friday, 7:30am to 3:30pm.

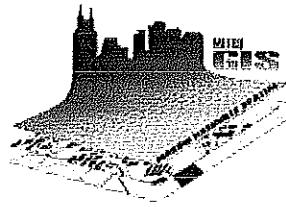
Sincerely,



Jon Michael  
Metro Codes

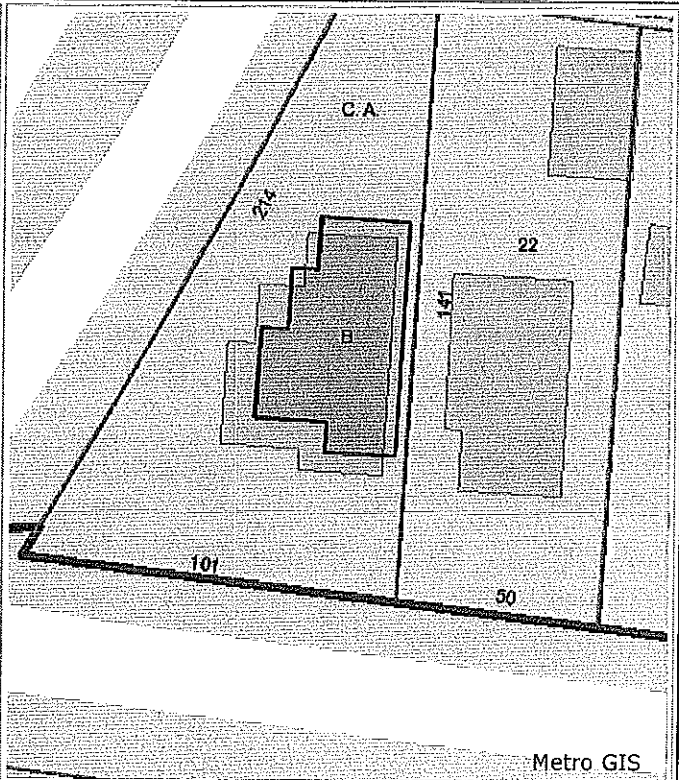
CC:

PERMIT APPLICANT: Miles Baxter  
RESPONSIBLE PARTY: Miles Baxter



Nashville Planning Department  
800 2nd Ave S  
P.O. Box 196300  
Nashville, TN 37219-6300  
maps.nashville.gov

Parcel Details	
Parcel ID:	072154A00200CO
Parcel Address:	1501 RIVERSIDE DR NASHVILLE, TN 37206
Owner:	BAXTER, MILES JACKSON & KELLEY ELIZABETH
Acquired Date:	5/29/2017
Sale Price:	\$ 415,000.00
Sale Instrument:	DB-20170601 0054398
Mailing Address:	1501 RIVERSIDE DR NASHVILLE, TN 37206
Legal Description:	UNIT B HOMES AT 1501 RIVERSIDE DRIVE
Acreage:	0
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	MA-20160520 0050692
Parcel Instrument Date:	5/16/2016
Census Tract:	37011600
Tax District:	USD
Council District:	07
Land Use Description:	RESIDENTIAL CONDO



Zoning		Hide
Zone Code	OV-COD	
Zone Description		
Effective Date	3/23/2018	
Ordinance	BL2018-108	
Case Number	2018Z-020PR-001	
Zone Code	OV-UZO	
Zone Description		
Effective Date	7/25/2007	
Ordinance	BL2007-142	
Case Number	2007Z-060U-05	
Zone Code	R10	
Zone Description	LOW-MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 10,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 4.63 DWELLING UNITS PER ACRE.	
Effective Date	12/23/1974	
Ordinance	073-650	
Case Number		

Owner History		Hide
Owner Name	BAXTER, MILES JACKSON & KELLEY ELIZABETH	
Acquired Date	5/30/2017	

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

To whom it may concern,

On Thursday, Feb 7<sup>th</sup> I received a letter dated Jan 30<sup>th</sup> 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) **In historic zoning overlays**, 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 lots permitting two-family dwellings are identified on the final plat and the locations of the two-family dwellings have been approved by the metropolitan planning commission".*

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 into separate, single-family, private Units on individual parcels. Further,

- *"Unit shall mean a portion of the Property as shown and designated in the Plat (Exhibit A) for separate 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 single family residence 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 **STR Permit** for this Property was issued after BL2017-608, the following permits for the construction of this property were issued by Metro Codes Department **prior to the Amendment**. Each state their purpose as: **"TO CONSTRUCT A NEW SINGLE FAMILY RES"**

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 property is an independent structure, as indicated in Exhibit A attached hereto, and is not in a historic district.

Item b) also does not apply because there is only 1 property per lot, 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 Plat includes no "General Common Elements", 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:
  - i. *"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. Exclusive 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; Limited common elements located upon private elements shall be deemed to be private elements."*
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:

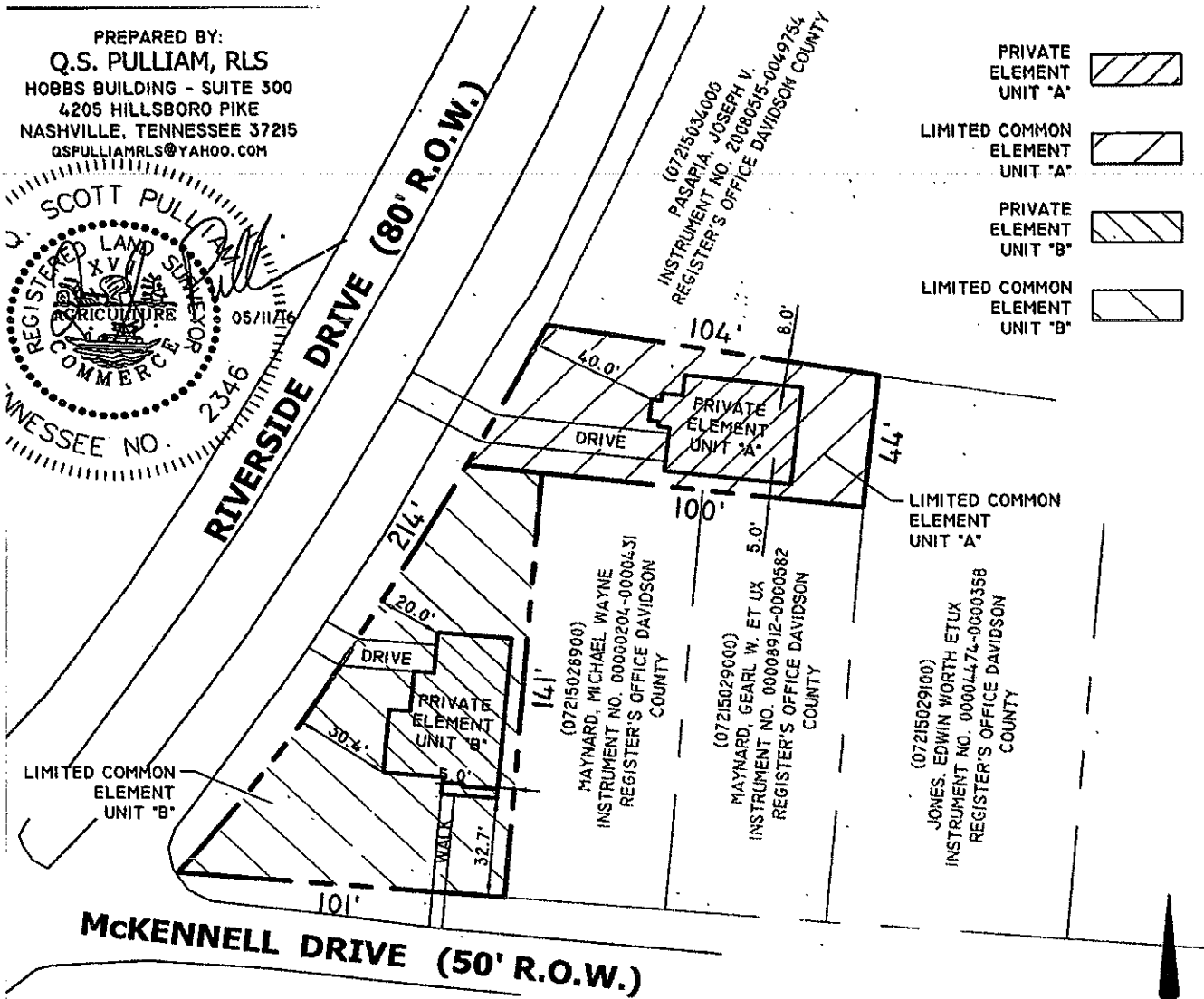
1. The Plat includes all site plans and Parcels, and that a property is indicated by the Parcel area.
2. Then, the actual dwelling and private elements reside on Parcels.
3. Next, the private elements include the Lot; what's more, the term "Lot" means the "private elements".
4. Additionally, Private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

Thank you for the time and consideration,

Miles Baxter

EXHIBIT A

PREPARED BY:  
**Q.S. PULLIAM, RLS**  
 HOBBS BUILDING - SUITE 300  
 4205 HILLSBORO PIKE  
 NASHVILLE, TENNESSEE 37215  
 QSPULLIAMRLS@YAHOO.COM



- PRIVATE ELEMENT UNIT 'A'
- LIMITED COMMON ELEMENT UNIT 'A'
- PRIVATE ELEMENT UNIT 'B'
- LIMITED COMMON ELEMENT UNIT 'B'

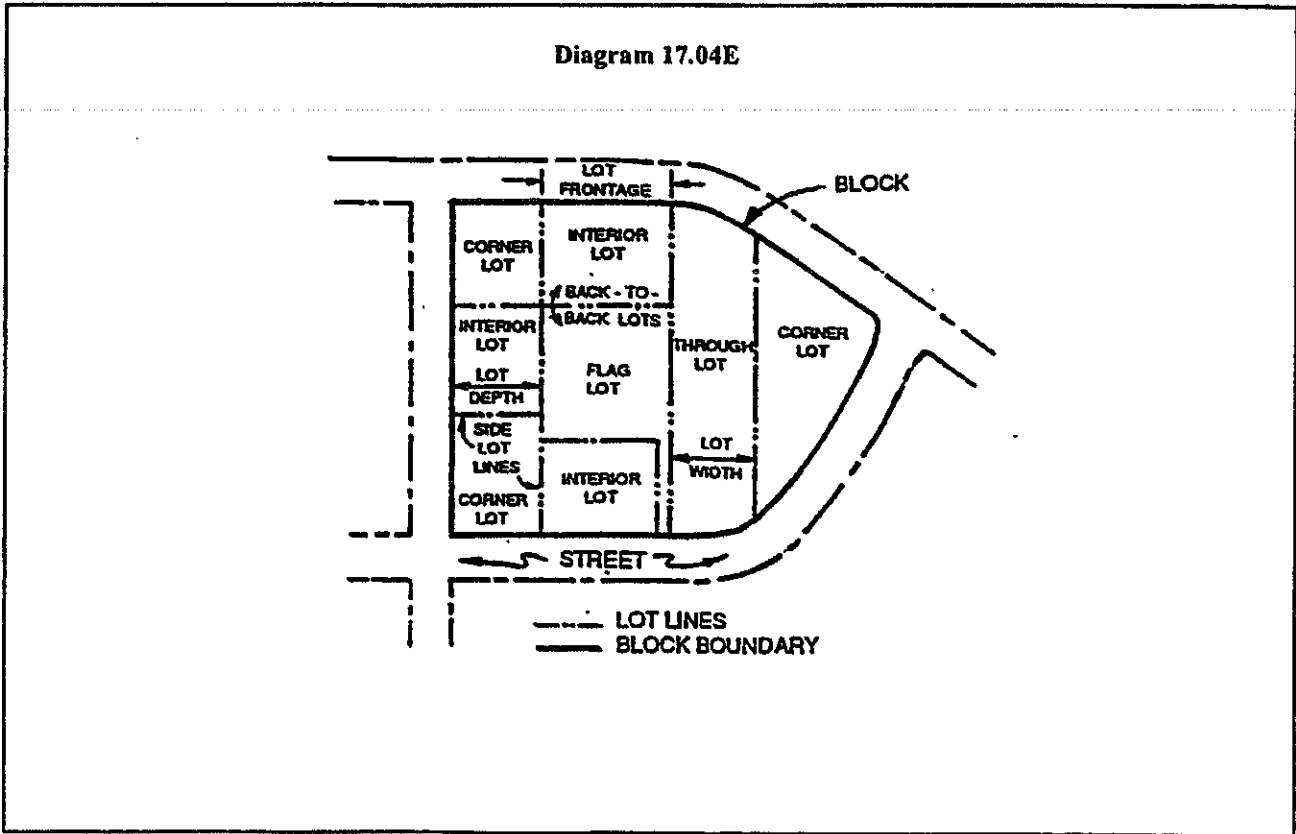


HORIZONTAL PROPERTY REGIME  
 OF



**EXHIBIT B**

**Diagram 17.04E**



Metropolitan Board of Zoning Appeals

Metro Howard Building  
800 Second Avenue South  
Nashville, Tennessee 37210



Appellant: Scott Sutton

Date: 3/4/2019

Property Owner: Scott Sutton & Gerald Campbell

Case #: 2019-208

Representative: Gerald Duane Campbell

Map & Parcel: 10509060010060

Council District 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To reinstate cancelled permit

Activity Type: Short Term Rental

Location: 1013A W Grove Avenue, Nashville, TN 37203

This property is in the R8 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

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

Section(s): 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection A Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Scott Bradley Sutton  
Appellant Name (Please Print)

Gerald "Duane" Campbell  
Representative Name (Please Print)

1013A W Grove Avenue  
Address

1013A W Grove Avenue  
Address

NASHVILLE, TN 37203  
City, State, Zip Code

NASHVILLE, TN 37203  
City, State, Zip Code

404-408-0599  
Phone Number

615-513-3323  
Phone Number

suttonsays@gmail.com  
Email

dcampbell65@gmail.com  
Email

Zoning Examiner: \_\_\_\_\_

Appeal Fee: \$100.00

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

DEPARTMENT OF CODES & BUILDING SAFETY

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

MAILING ADDRESS  
POST OFFICE BOX 19690  
NASHVILLE, TENNESSEE 37219-6900  
TELEPHONE (615) 862-6500  
FACSIMILE (615) 8-2-6614  
[www.nashville.gov/codes](http://www.nashville.gov/codes)

January 30, 2019

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

**RE: NOTICE OF SHORT TERM RENTAL PERMIT REVOCATION**

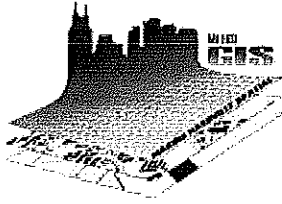
Scott Sutton,

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



Nashville Planning Department

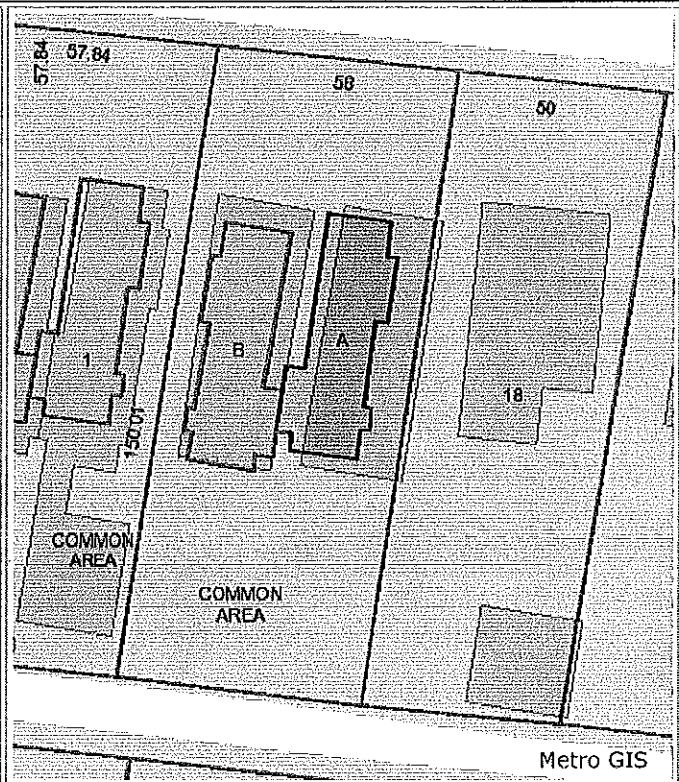
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	105090C00100C0
<b>Parcel Address:</b>	1013 A W GROVE AVE NASHVILLE, TN 37203
<b>Owner:</b>	SUTTON, SCOTT BRADLEY & CAMPBELL, GERALD DUANE
<b>Acquired Date:</b>	9/24/2007
<b>Sale Price:</b>	\$ 400,000.00
<b>Sale Instrument:</b>	SA-20160930 0103107
<b>Mailing Address:</b>	1013 A WEST GROVE AVE NASHVILLE, TN 37203
<b>Legal Description:</b>	UNIT A WEST GROVE TOWNHOMES I
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20070918 0111845
<b>Parcel Instrument Date:</b>	9/13/2007
<b>Census Tract:</b>	37016200
<b>Tax District:</b>	USD
<b>Council District:</b>	17
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	12/2/2000	
<b>Ordinance</b>	BL2000-47	
<b>Case Number</b>	2000Z-094U-00	
<b>Zone Code</b>	R8	
<b>Zone Description</b>	MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWELLING UNITS PER ACRE.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	073-650	
<b>Case Number</b>		

Owner History		Hide
<b>Owner Name</b>	SUTTON, SCOTT BRADLEY & CAMPBELL, GERALD DUANE	
<b>Acquired Date</b>	9/25/2007	
<b>Sale Instrument</b>	SA-20160930 010310	
<b>Mailing Address</b>	1013 A WEST GROVE AVE, NASHVILLE TN 37203	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 400,000.00	
<b>Owner Name</b>	SUTTON, SCOTT BRADLEY & CAMPBELL, GERALD DUANE	

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



Nashville Planning Department

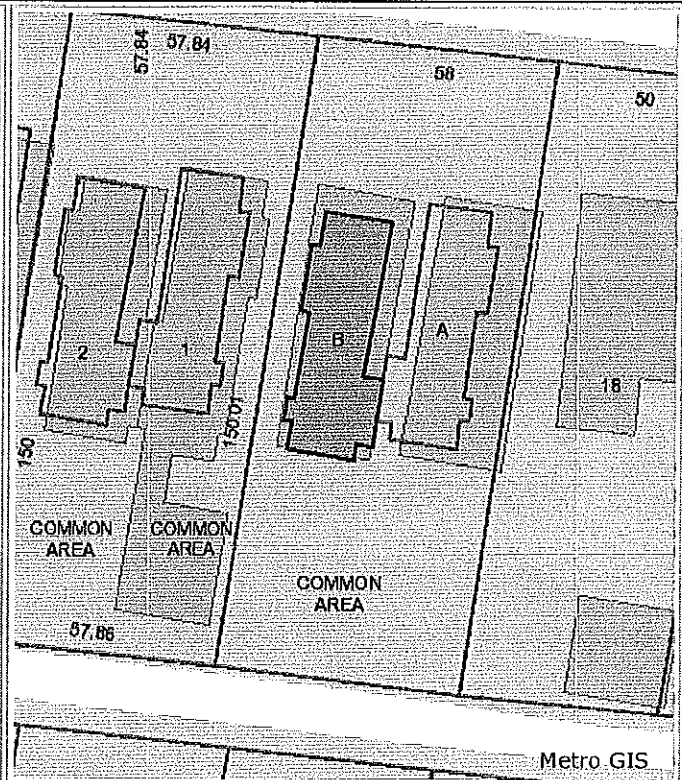
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

Parcel Details	
<b>Parcel ID:</b>	105090C00200CO
<b>Parcel Address:</b>	1013 B W GROVE AVE NASHVILLE, TN 37203
<b>Owner:</b>	MARTINEZ, JOSE A. & RAMPULLA, MARIA P.
<b>Acquired Date:</b>	11/1/2018
<b>Sale Price:</b>	\$ 570,000.00
<b>Sale Instrument:</b>	DB-20181109 0111030
<b>Mailing Address:</b>	1013 B W GROVE AVE NASHVILLE, TN 37203
<b>Legal Description:</b>	UNIT B WEST GROVE TOWNHOMES I
<b>Acreage:</b>	0
<b>Frontage Dimension:</b>	0
<b>Side Dimension:</b>	0
<b>Parcel Instrument:</b>	MA-20070918 0111845
<b>Parcel Instrument Date:</b>	9/13/2007
<b>Census Tract:</b>	37016200
<b>Tax District:</b>	USD
<b>Council District:</b>	17
<b>Land Use Description:</b>	RESIDENTIAL CONDO



Zoning		Hide
<b>Zone Code</b>	OV-UZO	
<b>Zone Description</b>		
<b>Effective Date</b>	12/2/2000	
<b>Ordinance</b>	BL2000-47	
<b>Case Number</b>	2000Z-094U-00	
<b>Zone Code</b>	R8	
<b>Zone Description</b>	MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 8,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 5.79 DWELLING UNITS PER ACRE.	
<b>Effective Date</b>	12/23/1974	
<b>Ordinance</b>	073-650	
<b>Case Number</b>		

Owner History		Hide
<b>Owner Name</b>	MARTINEZ, JOSE A. & RAMPULLA, MARIA P.	
<b>Acquired Date</b>	11/2/2018	
<b>Sale Instrument</b>	DB-20181109 011103	
<b>Mailing Address</b>	1013 B W GROVE AVE, NASHVILLE TN 37203	
<b>Mailing Country</b>	US	
<b>Sale Amount</b>	\$ 570,000.00	
<b>Owner Name</b>	BROWN, JAMES WILLIAM	

<b>Acquired Date</b>	10/7/2016
<b>Sale Instrument</b>	DB-20161010 010675
<b>Mailing Address</b>	1013 B W GROVE AVE, NASHVILLE TN 37203
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 530,000.00
<b>Owner Name</b>	TROTTI, MICAH D.
<b>Acquired Date</b>	9/7/2012
<b>Sale Instrument</b>	DB-20120914 008340
<b>Mailing Address</b>	1013 W GROVE AVE UNIT B, NASHVILLE TN 37203
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 375,000.00
<b>Owner Name</b>	CARUSO, ADAM VINCENT & ROXANNE
<b>Acquired Date</b>	10/3/2008
<b>Sale Instrument</b>	DB-20081006 010146
<b>Mailing Address</b>	1013 B W GROVE AV, NASHVILLE TN 37203
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 334,000.00
<b>Owner Name</b>	PROVINCE BUILDERS, LLC
<b>Acquired Date</b>	12/1/2006
<b>Sale Instrument</b>	DB-20061206 015103
<b>Mailing Address</b>	570 CHURCH ST E APT 110, BRENTWOOD TN 37027
<b>Mailing Country</b>	US
<b>Sale Amount</b>	\$ 171,000.00
<b>Property History</b>	Hide
<b>Date Established</b>	9/14/2007
<b>Date Inactive</b>	Invalid Date
<b>Instrument:</b>	MA-20070918 011184
<b>Acreage</b>	0.00
<b>Description</b>	UNIT B WEST GROVE TOWNHOMES I
<b>Frontage Dimension</b>	0.00
<b>Side Dimension</b>	0.00
<b>Assessments</b>	Hide
<b>Class</b>	RESIDENTIAL
<b>Effective Date</b>	1/1/2013
<b>Land Appraised Value</b>	\$ 112,000.00
<b>Improvement Appraised Value</b>	\$ 268,500.00
<b>Total Appraised Value</b>	\$ 380,500.00
<b>Class</b>	RESIDENTIAL
<b>Effective Date</b>	1/1/2013
<b>Land Appraised Value</b>	\$ 112,000.00
<b>Improvement Appraised Value</b>	\$ 263,200.00
<b>Total Appraised Value</b>	\$ 375,200.00
<b>Class</b>	RESIDENTIAL
<b>Effective Date</b>	1/1/2009
<b>Land Appraised Value</b>	\$ 72,000.00
<b>Improvement Appraised Value</b>	\$ 272,000.00
<b>Total Appraised Value</b>	\$ 344,000.00
<b>Class</b>	RESIDENTIAL
<b>Effective Date</b>	1/1/2008
<b>Land Appraised Value</b>	\$ 35,000.00
<b>Improvement Appraised Value</b>	\$ 332,600.00
<b>Total Appraised Value</b>	\$ 367,600.00