

Comments on Feb. 9, 2016 Planning Commission agenda items, received through Feb. 3

Item 8, 2811 Wimbledon

From: Marietta Shipley [mailto:marietta@mariettashipley.com]

Sent: Wednesday, February 01, 2017 3:07 PM

To: Planning Commissioners

Subject: Property at 2811 Wimbledon Road - set for variance on February 9, 2017

Dear commissioners: I am a neighbor of the proposed property change at 2809 Wimbledon Road. This proposal was before the commission 3 times, continued and then withdrawn. The current proposal is the same.

We are zoned RS40 for approximately the same acreage as our neighbor. We have lived in this 4 block street with a dead end, next to West End for 40 years. Our first house was two blocks away. This neighborhood was a mix of large and small houses on a very narrow street. With the dead end, it was a quiet street with no traffic other than the individuals in the houses. Now there are several new houses or redeveloped large houses on the street. The property goes from RS40 to RS10. Dr. Jones lived next door for over 40 years with a garden etc. His estate sold it to the developer for a high price, 1.4 million. He did not get approval from the neighbors prior to purchase and in fact, closed the deal after he knew there was strong dissension among the close as well as other neighbors on the street.

We plan to stay here. We have just invested in a geothermal system with solar panels. We do not wish to have 4 luxury houses next door. From a legal point of view, the zoning provides for two houses, which has been upheld by the Planning Department staff.

From the 2015 Plan for Green Hills, the street lots on major arteries are ripe for infill development, but the neighborhoods should be left intact.

From a practical point of view, unknown to us the lot across the street was allowed to subdivide into 4 houses. So already at that corner there will be a minimum of 6 more cars. At the lot with the proposed 4 houses, there will be 6 more cars. That's 12 + cars at one corner of the street. The street is no more

than 15 feet wide (2 cars cannot pass without going on someone elses' property.) The propped cul de sac entrance goes right into the narrow street with another dead end. It makes no sense.

The whole project is not sitting well with the entire street and particularly the close neighbors.

We have a lovely quiet street with no duplexes or other developments, only single family houses with separate driveways. It would be totally anathema to the neighborhood.

We strongly oppose the proposed concept and request that you deny the request.

Marietta Shipley and David McMillan

Seek Consensus Find Solutions Get Results

The Mediation Group of Tennessee

Marietta Shipley

2809 Wimbledon Road

Nashville, Tennessee 37215

615 292-6069 (F) 615 292-7785

[*www.mariettashipley.com*](http://www.mariettashipley.com)

Sent: Wednesday, February 01, 2017 3:35 PM

To: Planning Commissioners

Subject: Development of property at 2811 Wimbledon

Dear Planning Commissioners,

As longtime residents of this neighborhood, we want to restate our opposition to putting 4 houses on 2811 Wimbledon property. The developer has resubmitted his exact plan after several months. The original property had 1 home on it. The way that it is zoned now, only 2 houses should be built in compliance with the neighborhood and zoning. We have sent previous communication to oppose the proposal, but we did not want it to slip through the cracks. Thank you for your time and your help to enable our Nashville neighborhoods grow "smart."

Sincerely,

Scott and Anne Riegle

3507 Scarsdale Road

Nashville, TN 37215

From: Hugh Tanner [<mailto:Hugh.Tanner@RaymondJames.com>]

Sent: Thursday, February 02, 2017 4:36 PM

To: Shepard, Shawn (Planning)

Cc: Amber Gillock; Anne and Tim Nichols; Anne Riegle; Anne Whitaker; Barbara and Ben Shields; Betsy and Gayle Malone; Bill Thompson and Laurel Cassidy; Charlotte Pierce-Baker and Houston Baker; Connie Culpepper and Tom Brittingham; Cynthia Leu; Dave Cour; David Linley; David Morgan and Karen Bloch; Dean Montgomery; Donna Stewart; Dorothy Boone; Dottie Sills; Fran Linley; Frances Burns; Gaye and Steve Condurelis; Gene Manning; Hilary Doherty; Holly Tucker; Ingrid Mayer; James Manning; JAN VAN EYS; Jane Kelley; Jay Kelley; Jeff Ha; Jeff Haithcoat; Jill Morse; Jim and Linda Hatchett; Joe Peel; Jon Sundock; Karen Carr; Karen Moore; Katie Cour; Katie Emler; Kent Taylor; Kevin Salyer; Lacey and Brent

Keally; Laurel and Louie Buntin; Laurie and Charlie Howorth; Leighton Liles; Libby and Bob Corney; Linda Koon; Mark and Margie Naftel; Mary Margaret Peel; Melissa and Scott Potter; Melissa Liles; Michael and Elizabeth Spurgeon; mike jacobs; Paige Morehead; Paul Schiel; Penney Schiel; Peter and Laura Strianse; Rachel Haithcoat; Ricardo Fonseca; Ruby Doss; Sally Buntin; Sara and Joe Francis; Sarah R. Tuke; Stephanie Sundock; Susan Tuke; Tina and Sterling Barrett; Travis Groth; travis holland; W. Allen Brian, III; Wendy and Matt Beuter; beth.warner@montgomerybell.edu; Robert D. Tuke; Gene Manning; Marietta Shipley; Steve Sunderland; ellenmtanner@gmail.com; Amber Gillock; rjgeer@comcast.net; davidbstephenson@aol.com; Erica Garrison; Robert D. Tuke; thomas killian; Pulley, Russ (Council Member); 'Shelby Wheliss'; 'Shelby Wheliss'; rtorney@comcast.net; wandmbeuter@comcast.net; tboddiebarrett@mac.com; Deanchestler@gmail.com; Dudwarner@comcast.net; rahelvet@yahoo.com; jmsloan@comcast.net; mike.rodan@am.jll.com; lance.spalding@gmail.com

Subject: 2811 Wimbledon Road Case 2016S-136-001

Shawn,

Here is a link to our on-line petition in addition to a link showing the support from the neighborhood.

Thank you.

Hugh

https://www.change.org/p/hugh-tanner-neighbors-against-the-subdividing-of-2811-wimbledon-road?source_location=minibar

https://www.change.org/p/hugh-tanner-neighbors-against-the-subdividing-of-2811-wimbledon-road/w?source_location=petition_show

You may need to copy and paste the links into your browser.

Hugh C. Tanner

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From: Gene Manning [mailto:gmanning@christcathedral.org]

Sent: Friday, February 03, 2017 3:08 PM

To: Planning Commissioners

Subject: 2811 Wimbledon Road

Dear Planning Commission,

I write to oppose the proposed plan for 2811 Wimbledon. I live at 2806 Wimbledon Road and strongly believe this plan does not meet the existing landscape of the neighborhood.

I ask that you vote against this proposal.

Thank you,
Gene Manning
2806 Wimbledon Road

The Rev. Canon Gene B. Manning
Sub Dean
Christ Church Cathedral
900 Broadway
Nashville, TN 37203
gmanning@christcathedral.org
615-255-7729

Item 22, the Williford Residence Addition

From: Denise Bahil [mailto:denise.bahil@gmail.com]
Sent: Thursday, February 02, 2017 8:40 AM
To: Planning Staff
Cc: Ben
Subject: Case 2014UD-001-007

Hello,

We are not able to make the meeting on Feb 9 regarding this case (The Williford Residence Addition), so we are writing to state that we support the addition. This is comparatively large/wide property with plenty of room for a front porch and a garage facing the street. We see absolutely no reason why this should not be allowed.

Thank you,

Ben and Denise Bahil

Item 24, Clearview Drive/Crescent Road/Estes Road/Westmont Avenue/Woodmont Circle rezoning

From: Hughes, Charles B [mailto:bruce.hughes@Vanderbilt.Edu]
Sent: Friday, February 03, 2017 2:42 PM
To: Sloan, Doug (Planning)
Cc: Planning Staff; Hughes, Charles B
Subject: Case 2017Z-005PR-001

Dear Metro Planning Commission,

I am opposed to the rezoning plan requested by Councilwoman Kathleen Murphy for my neighborhood consisting of various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue, and Woodmont Circle---Case 2017Z-005PR-001---for the following reasons.

First, it is too late. Perhaps if this was done 25 years ago it would have made a difference, but the fact is that there are many properties that already have a duplex or two houses on one lot. It doesn't make sense to me to change this trend now.

Second, as Nashville grows we need to find ways to keep it from sprawling. Higher population density is the only solution to this. My neighborhood already has many lots with multiple households and it seems to be a perfect place to continue with that trend.

Third, the plan will not do anything to prevent what I consider eyesores. This includes the gigantic new, single-family homes on one lot. It also includes the new homes that are excessively tall and have no lawn. I think there would be more widespread support for some sort of overlay.

Fourth, the plan is elitist. If two homes can't be built on a single lot, then older homes will be torn down when they are sold and one expensive, gigantic home will be built on the lot that only a few can afford. If two more modest homes were built on the lot, there is more of a chance that they will be affordable.

Fifth, while it is uncertain what the plan will do to property values, I have been counting on my property (for the past thirty years) as a source of money as I age. It is unfair to change the rules on me at this time.

Finally, I feel that Councilwoman Murphy did not make enough of an effort to consult with residents, including longtime residents such as myself, before requesting this change.

Thank you for taking my opinion into consideration.

Sincerely,

Bruce Hughes

719 Crescent Road

Non-agenda: short-term rental properties

From: Ann Piarrot [mailto:annpiarrot@yahoo.com]

Sent: Friday, February 03, 2017 1:07 PM

To: Planning Commissioners; Council Members; Barry, Megan (Mayor)

Subject: Type 2 STRP's in Nashville

Dear Mayor Barry, Council Members and Planning Commissioners,

My name is Ann Piarrot and I own a Type 2 STRP in Donelson, TN. It is located directly behind the old Donelson Shopping Center at 2612 Crestwood Drive. I purchased the home on July 1st, 2015 with the express purpose of making it a STRP home. I never once considered long term renting my home.

After purchasing the home I personally spent 2 1/2 months painting and furnishing the **home** for an STRP type 2. My first guest was on 9/11/2015, but not until I was fully licensed by the state. My taxes and licenses are all up to date and my home is well cared for inside and out. My personally held insurance on the home is specific to short term rental properties.

My home is listed on Airbnb, Trip Advisor, Flip key and Home Away, but by far Airbnb rents it for me the most. I take great pride in my STRP and am what is called a Super Host with Airbnb. **I consider my self an ambassador for Nashville and the surrounding area.** Communication with my guest before, during and after their arrival is paramount to making their stay memorable. The home has brochures for my guest to look thru and a guest book there and online too with suggestions for their trip to Nashville. The Donelson Chamber of Commerce is walking distance from my home and I encourage my guest to go there when first arriving to plan their trip. The Music City Star Donelson Depot is also walking distance from my STRP and I encourage my guest to use it as a mode of transportation into Nashville.

STRP type 2's enable families and groups to spend quality time while visiting Nashville. My home is a **home**, not some impersonal hotel room with an extended staff that can enter and invade your space at anytime. The home has a very large yard and back patio making it attractive to families with children and quiet time reflecting outside. My guest run the gambit from bands coming to record in Nashville, parents with prospective students coming to check out colleges, reunions with old college room mates to dancers performing at TPAC. It's invaluable to my own extended family, making it wonderful for my out of town relatives to visit me and my family in Nashville.

I realize there has been a very small problem with some host not making sure their guest act neighborly. And I agree that you should live within 20 miles of your STRP should any problems arise with your current guest. But, there is no reason we should all be penalized for a few bad eggs. Take their license away! I've never once had an incident at my home, and my closest neighbor has my contact info should anything occur. My personal residence in Hermitage only 10 minutes from my STRP.

I have lived in Nashville for 37yrs and have been a small business owner for the last 27. Hospitality is how I make my living. My main source of income is a popular stable of Hillsboro Village called The Villager Tavern. There have been a lot of changes in that time period, some good, some bad. I'm sure dealing with the licensing and tax responsibility issue is trying, but with any new source of revenue it has to be addressed. I don't see anyone talking about limiting how many bars we have (and lord knows there everywhere now) because they

have to be licensed and taxed. My guest personally pay me the 15.25% tax and I file my own taxes with the state and Nashville each month. Airbnb is the only rental company I go thru that doesn't collect the taxes for me.

Your argument that the STRP homes are taking long term rental properties away is ludicrous! I say the long term rental properties in Nashville are being torn down by out of town investors and replaced with monstrosities that the old tenants could never afford again. Eventually the over abundance of STRP homes will even out. It's a lot of work and not for every rental property owner. We need to support the people who make Nashville home and **who are Nashville!** Not the large hotels with owners in California and across the nation.

I encourage you to go to my Airbnb page and read my wonderful reviews from my guest. It is listed as "Beautiful ranch with park like yard." After reading them I'm sure you will agree that STRP type 2 locations are a viable part of Nashville's future as a destination city. Where are families and groups going to get the personal attention we give them, not to mention how affordable we make it. Many of our guest would never be able to visit Nashville because of cost and they in turn would never tell their friends to come visit also.

Thank you for your time and please excuse my writing skills.

Sincerely,

Ann Piarrot

615-364-2527

annpiarrot@yahoo.com

STRP #CASR-201537881

From: Denise [mailto:denise@denisegore.com]

Sent: Thursday, February 02, 2017 2:46 PM

To: Council Members; Planning Commissioners; Barry, Megan (Mayor)

Subject: Short term rentals

Dear Council Member,

As a type 2 short term rental owner who has a permit and paying all the taxes, I appreciate your quick attention to this matter.

I would ask you to please pass BL2016-492 without any amendments. Also, would ask you to oppose any moratorium ban on any type of short term rental. Short term rentals are having a very positive effect on our economy. Last years impact is reported as \$477Million. As an owner, I offer many suggestions and ideas to our visitors for sightseeing, museums, etc. plus all the great restaurants. I want our visitors to love Nashville the way I do.

Unfortunately, as in any type of business, profession, government, etc., there are some "bad apples". Example: short term rentals that do not have permits or pay taxes. Also, those landlords that do not screen, manage the property well or have house rules that renters must follow. Instead of shutting down all "legal" short term rentals that are following the rules, there is a greater need for enforcement surrounding short term rental violators. If you are concerned that short term rentals will grow, there already is been a cap on the number and type of permits that can be issued per zone. Please don't hurt the the many who are helping tourism in Nashville for the few "bad apples". This is most unfair.

I have never received a complaint from any neighbors. In fact, a next door neighbor recently was remodeling their kitchen and other areas of their home. They asked if they could stay in my home during some of the worst of the remodel. Because they are neighbors, I was very happy they asked and told them absolutely.

There is a guest book that can be signed by the visitors. Most not only sign this but write great reviews of staying in my house. Plus they promise to return. They love the house, feel so at home, love the location and all the great suggestions on how to enjoy Nashville.

My husband is a 100% disabled veteran and I am his caregiver. I have someone who assists me in managing my short term rental. When I can I have met a few of my visitors. I am heartened by their happiness. They tell me how fortunate they feel to have found my wonderful short term rental.

Thank you for your time and representation.

Respectfully,

Denise Gore
100 Cheek Rd.
Nashville, TN 37205
Rental home: 1910 Oakhill Dr., 37206
615-356-5568

From: M Stroop [mailto:mcstroop@gmail.com]

Sent: Friday, February 03, 2017 10:35 AM

To: Council Members; Planning Commissioners; Briley, David (Vice Mayor); Barry, Megan (Mayor)
Subject: Over 4000 Strangers Slept Next to Me

in the STR2 next door last year alone! Metro permits them to have 4380 'guests', so give or take a few hundred. That's a lot of car doors slamming outside of my kitchen window!

Please pass BL2017-608

Thank you,

M'Lissa Stroop

4615 Shys Hill Rd

From: Austin Lott [mailto:austinelott@gmail.com]
Sent: Thursday, February 02, 2017 11:36 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

Hello Councilmen, Planning Commission, and Mayor Barry,

My name is Austin Lott, and last year was one of the best years of my life. To make a long story short, because I know how valuable your time is, I moved to Nashville in 2004 and have worked in hotels ever since. After 12 years in Nashville, I bought my first house last year, and then 2 others. I made this decision based on my knowledge and experience in hospitality in Nashville and the growth of short term rentals, and it was the best decision of my life. It took me 35 years to figure out what I want to be when I grow up, and I finally figured that out this year. I have 2 short term rental properties, one type 1 and one type 2, and I love every day working on them. Please consider this when voting on the moratorium and potential ban on permits. I consider myself a hospitality professional, and I take serious pride in hosting guests in my houses. We have strict house rules, communicate with neighbors, and take our hosting responsibilities very seriously. I am all in favor of establishing effective enforcement of STRP rules, regulations, etc. I would even be in favor of increasing the permit from \$50 to \$1000 to ensure only serious owners/hosts be allowed to operate a STRP. This is now my full-time job bringing visitors and money to Nashville, and I love it. I honestly think Nashville tourism will decrease significantly if short term rentals are limited. Leisure travel has changed. Families and large groups want to stay at houses, not several hotel rooms. If short term rentals are limited or banned, visitors will go to cities that

allow them instead. I would love to share the reviews of guests at my two properties to show what an impact this has on visitors and the city of Nashville. Thank you so much for your time.

Austin Lott

From: kagreen2003@gmail.com Green [mailto:kagreen2003@gmail.com]
Sent: Thursday, February 02, 2017 5:49 PM
To: Council Members; Planning Commissioners; Barry, Megan (Mayor)
Subject: Keep STRPs Legal

To Whom It May Concern:

I strongly oppose the current Bill to Phase Out STRP in front of the House that attempts to further regulate and choke the short term rental market in our community. As a resident of East Nashville, I urge you to oppose this Bill based on the negative economic impact that it will have on so many of your hard-working constituents.

I am a 4th grade teacher in East Nashville and also a resident in the South Inglewood neighborhood. As a teacher in a one income household, the opportunity to rent out my house on the weekends has saved me economically. As you can imagine, living off of a teacher's salary alone is nearly impossible. Every teacher that I know has to have a second job to make ends meet. My second income is the short-term rental of my home. I live in my home during the week and pack up my two dogs and one cat to stay with friends or family every weekend that my home is rented out. This opportunity has been a savior to me.

I love my home. I'm very proud and take immaculate care of it as it's my biggest investment. I'm able to do this because of the extra income that I earn through the short-term rental of it. Every renter that I have had has shown courtesy and respect towards my home and towards all of my neighbors. My neighbors are happy that I am able to continue teaching and make enough to live in their neighborhood.

It would be unjustifiable and absurd to regulate this market any further then it already has been. Limits are in place for the number of bedrooms and the number of people permitted per bedroom. Please note that the regulation on short-term rentals is MORE stringent than the requirements of the hotels in Nashville. To further place regulations on short-term rentals is totally inequitable.

As I stated above, if the proposed Phase Out of STRP, the economic impact on me personally would be devastating. It would also greatly impact our East Nashville community. The short-term rental market has provided business opportunities for so many of our residents. The passage of this Bill would adversely effect house cleaners, property managers, lawn care companies, restaurants and entertainment venues, as well as each and every person employed by these businesses. These are the citizens in OUR community of East Nashville. Our citizens are benefiting from the short-term rentals, not some large hotel chain.

I am not sure of the reasoning for bringing this Bill forward, but, if it were to pass, many citizens of Nashville and your constituents will be hurt financially.

Thank you for your time and for the opportunity to share my personal experience with short-term rentals.

Kind regards,

Katherine Green

Address:

1506 Preston Drive, Nashville, TN 37206

Council district: 7