

D O C K E T

7/23/2025

1:00 P.M.

**METROPOLITAN SHORT TERM RENTAL APPEAL BOARD
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Metropolitan Nashville Public Schools
Board Room, 2601 Bransford Ave**

**MS. JULIE RYAN CAPUTO, CHAIRMAN
MR. TERRANCE BOND, VICE-CHAIRMAN
MR. PHIL COBUCCI
MR. RAMON SIMMONS
MR. MIKE LOYCO
MS. NICOLE WILLIAMS
COUNCILMEMBER SEAN PARKER**

CASE STR 2025-010 (Council District - 19)

JOHN CASTELLUCCI, appellant and **CASTELLUCCI, JOHN**, owner of the property located at **905 PHILLIPS ST**, seeks to re-establish to legally operate a short-term rental property. Appellant is challenging the Zoning Administrator's decision to deny the short-term rental permit renewal based on information indicating that the residence may not be the owner's primary dwelling as required by law.

Zone Classification: RM15
Permit Type: Owner Occupied
Governing Ordinance: BL2020-187
Results:

Map Parcel: 08213039800
Board Discretion:

CASE STR 2025-012 (Council District - 21)

JORDAN SELLERS, appellant and **SELLERS, JORDAN**, owner of the property located at **1723 UNDERWOOD ST**, seeks to re-establish the ability to legally operate a short-term rental property. Appellant is challenging the Zoning Administrator's decision to revoke a short-term rental permit based on information indicating that the residence may not be the owner's primary dwelling as required by law.

Zone Classification: RS5

Map Parcel: 08115030800

Permit Type: Owner Occupied

Board Discretion:

Governing Ordinance: BL2020-187

Results: WITHDRAW

CASE STR 2025-016 (Council District - 5)

SONNY GOLDBAUM, appellant and **GOLDBAUM, SONNY JAMES**, owner of the property located at **1310 LISCHHEY AVE 206**, seeks to re-establish the ability to legally operate a Short-Term Rental property. Appellant is requesting relief from the mandatory 12-month prohibition against applying for a permit due to operating a STRP without first obtaining the necessary permit as required by law.

Zone Classification: MUN-A

Map Parcel: 071150Z20600CO

Permit Type: Non-Owner Occupied

Board Discretion:

Governing Ordinance: BL2020-187

Results:

Public Comment: This serves as public notice that, in accordance with the Rules of Procedure of the Short-Term Rental Appeals Board, Rule 7(H), public comment is provided for in the following manner: in cases without opposition, 5 minutes total are provided for the appellant, including members of the public speaking in support of the appeal, to present their case and supporting comments. For cases in which there is opposition to the appeal, 10 minutes total are provided to the appellant, including members of the public speaking in support of the appeal, a portion of which time may be reserved for rebuttal of the opposition's presentation. A total of 10 minutes is also provided in which members of the public may speak in opposition to the appeal, which time is to be apportioned among all speakers.

For members of the public who wish to submit advance comments regarding an appeal, to be entered into the record prior to the meeting, those comments must be submitted to the Board Staff no later than 5 days prior to the public hearing. Send comments to: STRBoard@nashville.gov

Documentation that supporters or opponents wish to provide to the Board after the deadline can be presented to the Board members by providing eight copies at the public hearing; however, the Board may elect to defer cases in order to review any materials received after the deadline.

The complete Short-Term Rental Appeals Board Rules of Procedure may be found on the Short-Term Rental Appeals Board page on the Nashville.gov Website.



If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.