

D O C K E T

3/25/2026

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 Sonny West Conference Center
Howard Office Building, 700 President Ronald Reagan Way**

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

CASE STR 2026-004 (Council District - 5)

JUSTIN HELMS, appellant and **MINCHELLA, ALYSSA MAURA & HELMS, JUSTIN BRADLEY**, owner of the property located at **1009 IVERSON AVE**, seeks to re-establish the ability to legally operate a Short=Term Rental property. Appellant is challenging the Zoning Administrator's decision to revoke the short-term rental permit based on information indicating that the residence may not be owner's primary dwelling as required by law.

Zone Classification: RS7.5
Permit Type: Owner Occupied
Governing Ordinance: BL2016-381
Results:

Map Parcel: 07202001800
Board Discretion:

CASE STR 2026-005 (Council District - 17)

MICHAEL B KRABOUSANOS, appellant and **KRABOUSANOS, MICHAEL BRYAN**, owner of the property located at **446B HUMPHREYS 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 the short-term rental permit based on advertising and operating excessive occupancy and sleeping rooms per Metro Code of Law §6.28.030.B- & §6.28.030.B.5.f.

Zone Classification: MUL

Map Parcel: 105071D00200CO

Permit Type: Non-Owner Occupied

Board Discretion:

Governing Ordinance: BL2017-608

Results:

CASE STR 2026-006 (Council District - 14)

William Alpsteg, appellant and **ALPSTEG, WILLIAM E.**, owner of the property located at **202 BONNALYNN DR**, Appellant seeks the ability to legally operate a Short-Term Rental property. Appellant is requesting relief from the mandatory 6-month prohibition against applying for a permit due to operating a STRP after the issued permit expired.

Zone Classification: RS-10

Map Parcel: 07412014100

Permit Type: Owner Occupied

Board Discretion:

Governing Ordinance: BL2020-187

Results:

CASE STR 2026-007 (Council District - 6)

FRAN PATTON, appellant and **PATTON, FRAN**, owner of the property located at **1300 GARTLAND AVE** seeks to re-establish the ability to legally operate a STR property. Appellant is requesting relief from the mandatory 12-month prohibition against applying for a permit due to operating a STRP after the issued permit expired

Zone Classification: R6
Permit Type: Owner Occupied
Governing Ordinance: BL2017-608
Results:

Map Parcel: 08309007200
Board Discretion:

CASE STR 2026-008 (Council District - 21)

Samuel Maloney, appellant and **MALONEY, SAMUEL K**, owner of the property located at **752 22ND NORTH CT**, seeks to re-establish the ability to legally operate a STR property. Appellant is requesting relief from the mandatory 6-month prohibition against applying for a permit due to operating a STRP after the issued permit expired.

Zone Classification: RS5
Permit Type: Owner Occupied
Governing Ordinance: BL2020-187
Results:

Map Parcel: 09207022200
Board Discretion:

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.