D O C K E T

11/18/2026

1:00 P.M.

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

Meetings held at the Metropolitan Nashville Public Schools (MNPS)
Board Room 2601 Bransford Ave

MS. JULIE RYAN CAPUTO, CHAIRMAN
MR. RAMON SIMMONS
MS. NICOLE WILLIAMS, VICE-CHAIRMAN
COUNCILMEMBER TOM CASH
MS. DIAMOND BELL
MR. DAVID KLEINFELTER
MR. BENJAMIN VAUGHT
MR. JACKSON FERRELL

CASE STR 2026-024 (Council District 19)

TODD LAWRENCE, appellant and **LAWRENCE, TODD KENNETH & KRISTINE**, owner of the property located at **65 LINDSLEY AVE 209**, seeks to re-establish 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: DTC
Map Parcel: 093110H00800CO
Permit Type: Non-Owner Occupied
Board Discretion:
Governing Ordinance: BL2020-187
Results:

CASE STR 2026-029 (Council District - 19)

Roxanne Baker, appellant and **BAKER, RYAN PAUL & ROXANNE**, owner of the property located at **1716B 6TH AVE N**, 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 after the issued permit expired.

Zone Classification: R6-A
Map Parcel: 08108044200
Permit Type: Owner Occupied
Board Discretion:
Governing Ordinance: BL2017-608
Results:

CASE STR 2026-030 (Council District - 2)

Kristoffer Moore, appellant and **MCD HOLDINGS, LLC 64 FA4 SERIES**, owner of the property located at **64 FERN AVE 4**, seeks to re-establish the ability to legally operate a Short-Term Rental property. Appellant is requesting relief from the mandatory 6-months prohibition against applying for a permit due to operating a STRP after the issued permit expired.

Zone Classification: MUG-A
Map Parcel: 071140E02800CO
Permit Type: Non-Owner Occupied
Board Discretion:
Governing Ordinance: BL2020-187
Results: WITHDRAWN

CASE STR 2026-031 (Council District - 19)

Joseph Shields, appellant and **SHIELDS, JOSEPH JOHN IV**, owner of the property located at **1205 TREMONT 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 for allowing/operating occupancy in excess of permitted allowance per Metro Code of Law §6.28.030.A.5.f.

Zone Classification: R6-A
Map Parcel: 105013F00100CO
Permit Type: Owner Occupied
Board Discretion:
Governing Ordinance: BL2017-608
Results:

CASE STR 2026-032 (Council District - 19)

Wesam Elsewisy, appellant and **NASHVILLE 2026 ONE PARTNERS, LLC**, owner of the property located at **500 REP JOHN LEWIS WAY N**, 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: DTC
Map Parcel: 09301004200
Permit Type: Non-Owner Occupied
Board Discretion:
Governing Ordinance: BL2024-478
Results:

CASE STR 2026-033 (Council District - 5)

Keith Stafford, appellant and **KL STAFFORD COMPANY, LLC**, owner of the property located at **1308 JOSEPH AVE**, seeks to re-establish the ability to legally operate a Short-Term Rental property. Appellant is challenging the mandatory action of the Zoning Administrators' cancellation of an STRP permit due to a change in ownership.

Zone Classification: RS5 Map Parcel: 07115010800
Permit Type: Owner Occupied Board Discretion:
Governing Ordinance: BL2017-608
Results:

CASE STR 2026-034 (Council District - 9)

Ronald Taylor, appellant and **TAYLOR, RONALD JR**, owner of the property located at **604 BETTY LOU DR**, seeks to re-establish the ability to legally operate a Short-Term Rental property. Appellant is challenging the mandatory action of the Zoning Administrators cancellation of a STRP permit due to a change in ownership.

Zone Classification: RS7.5 Map Parcel: 034140A00600CO
Permit Type: Owner Occupied Board Discretion:
Governing Ordinance: BL2020-187
Results:

CASE STR 2026-035 (Council District - 19)

Cody Hodgson, appellant and **1330 THIRD AVENUE NORTH NASHVILLE, LLC**, owner of the property located at **1330 3RD AVE N**, 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 for allowing/operating occupancy in excess of permitted allowance per Metro Code of Law §6.28.030.B- & §6.28.030.B.5.f.

Zone Classification: MUN-A
Map Parcel: 082092B00100CO
Permit Type: Non-Owner Occupied
Board Discretion:
Governing Ordinance: BL2020-187
Results:

CASE STR 2026-035 (Council District - 17)

Victoria Roeske, appellant and **ROESKE, VICTORIA CELESTE**, owner of the property located at **1013B SUMMIT AVE**, seeks to re-establish the ability to legally operate a Short-Term Rental property. Appellant is challenging the Zoning Administrator's decision to deny the short-term rental permit application based on information indicating the residence may not be the owner's primary dwelling as required by law.

Zone Classification: R6-A
Map Parcel: 105054W00200CO
Permit Type: Owner Occupied
Board Discretion:
Governing Ordinance: BL2024-478
Results:

CASE STR 2026-037 (Council District - 15)

CHRIS KEITH, appellant and **KEITH, CLARK**, owner of the property located at **19A KEITH ST** seeks to establish the ability to legally operate a Short-Term Rental property. Appellant alleges the Zoning Administrator erred in denying the Short-Term rental permit application for operating prior to obtaining a STRP permit as required by law.

Zone Classification: MUN-A
Permit Type: Non-Owner Occupied
Governing Ordinance: BL2024-478
Results:

Map Parcel: 094130B00100CO
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 http://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.