



The Columbia Board of Zoning Appeals will meet on Thursday, February 13, 2025 at 9:00 AM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

1. Request from L. Bruce Peden for Appeal of an Administrative Decision for 200 Stewart Street, zoned CD-3 (Neighborhood Character District), concerning Zoning Ordinance 4400 Section 1.22.2F, Table 4.3.9.A-1 and Section 4.3.9.E.6.(ah).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

2. Request from L. Bruce Peden for Appeal of an Administrative Decision for 623 Crestland Drive, zoned CD-3L (Large Lot Neighborhood Character District), concerning Zoning Ordinance 4400 Section 1.22.2F, Table 4.3.9.A-1 and Section 4.3.9.E.6.(ah).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. Other Business

V. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2025 meeting schedule can be found on the City of Columbia Board of Zoning Appeals webpage.

For other questions, please contact the Department of Development Services at 931-560-1560.

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Zoning Administrator

kmccarthy@columbiatn.gov

DOCKET/CASE/APPLICATION
NUMBER

24-0351

APPLICANT/ PROPERTY OWNER

Bruce Peden/ Blanche Collier

PUBLIC HEARING DATE

September 12, 2024

PROPERTY ADDRESS/LOCATION

200 Stewart /Tax Map 900 D Parcel 28

REQUEST: Appeal of Administrative Decision

The appellant requests that the Board of Zoning Appeals reverse the determination of the Zoning Administrator that the use of the subject property is not a lawful nonconforming use. The Zoning Administrator explains the interpretation of the Ordinance below and requests that the Board affirm the determination.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	Single-Family	Single-Family	Single-Family House	N/A

SUMMARY:

- On July 26, 2024, Development Services staff sent a notice of violation to the owner of the subject property.
- The property is Zoned CD-3 (Neighborhood Character District). The current zoning ordinance prohibits operation of Short-Term Rentals (STRs) in CD-3 (Table 4.3.9.A-1).
- The City Council adopted the current zoning ordinance (Ord. 4400) in July 2022.
- The property has been used as an STR since at least November of 2021.
- The ordinance in effect at the time, (Ord. 3638) prohibited the use of a dwelling unit as an STR.
- The appellant’s representative mistakenly posits that the use of the property is a lawful nonconforming use and therefore may continue indefinitely.
- The Zoning Administrator agrees that if the use was permitted at the time it was established, it would have the status of a lawful nonconformity and could continue. The Zoning Administrator disagrees with the claim that the STR use was permitted at the time it was established.

STAFF RATIONALE:

The Board is asked to determine whether the STR use is a lawful nonconformity.

- The only question before the Board is whether the Zoning Administrator’s determination that the use was not permitted at the time it was established is an accurate interpretation of the zoning ordinance in effect at the time.
- The uses which ought to be permitted in a CD-3 character district are not in question.
- The suitability of the subject site for use as an STR is not in question.
- The City’s overall policy toward STRs is not in question.
 - The Zoning Administrator has extended the deadline for compliance on all open STR violations until at least December 2024.
 - The Planning Commission will consider changes to current STR regulations in December 2024.
 - The City Council will act on the recommendation of Planning Commission in early 2025.
 - Through the Zoning Administrator, the BZA can suggest that the Planning Commission and City Council consider changes to the ordinance based on the Board’s experience.
 - The City Council may adopt a zoning text amendment which legitimizes the use of the subject property as an STR.
 - The question of whether STRs ought to be permitted in residential character districts is the exclusive domain of the legislative body: the City Council.

Grandfathering: lawfully established non-conformities may continue indefinitely.

- Section 1.22.1 of the current zoning ordinance establishes that buildings and land uses which “legally existed immediately prior to a zoning change, may be continued as a legal nonconformity.”
- This feature of a zoning ordinance is commonly referred to a “grandfathering.”
- A lawfully nonconforming use may continue indefinitely.
- Section 1.22.2.F contains language which relates specifically to lawfully nonconforming STRs.

Section 1.22.F only applies to legally established STRs.

- The language at §1.22.F makes clear that **legally established** STRs have the status of lawful nonconformities.
- The section restates the provisions of the Tennessee Short Term Rental Unit Act of 2018. It is boilerplate language included in many zoning ordinances across Tennessee to ensure compliance with state law.
- The Act is codified at Tennessee Code Annotated § 13-7-603.
- The Act preempts municipalities from retroactively prohibiting STRs which were legally established after January 2014.
- The Act bars Tennessee cities which do not expressly limit rental durations for residential dwellings from subsequently shutting down established STRs (nothing prohibits cities from prohibiting the establishment of new STRs through zoning).
- The Act is explicit that a local regulation which “prohibits or effectively prohibits the use of property as a short-term rental unit may apply to any property within a local governing body’s jurisdiction, regardless of the property’s existing use” provided the regulation “expressly limit[s] the period of time a residential dwelling may be rented” (TCA §13-7-603(b)).
- Section 1.22.F does not apply to an STR established in violation of the zoning ordinance in effect at the time.

The use of the subject property as an STR was not lawfully established.

- The property has been used as an STR since at least November of 2021, according to information provided by the owners' representative.
- Prior to adoption of the current zoning ordinance, the property was zoned RS-10 (Low-Density Residential District).¹
- The ordinance in effect at the time, (Ord. 3638) limited the use of dwelling units to "rental, lease, or other occupancy on a monthly or longer basis."
- Ordinance 3638 prohibited the use of a dwelling unit as an STR, except when arranged and permitted as an "Accommodation."
- The previous ordinance did provide for several uses classified as "Accommodations" (fka Transient Habitation) as a subcategory of commercial uses (§8.2.5, p. 8-11).
 - These "short-term stays of less than 30 days" were subject to limited use standards.
 - The uses in this classification include hotels and bed and breakfast (B&B) establishments.
 - Use of the subject property does not conform to those standards and was never permitted by the City.
 - The applicant does not claim that the use meets these standards.
 - The applicant's representative correctly distinguishes the use of the property as an STR from Accommodation uses like B&Bs.²
- The use of the subject property as a single-family dwelling unit was permitted under the previous ordinance. The definition of that use expressly limited the period of time that a unit could be rented ("monthly or longer basis"), thereby excluding STRs. This limitation meets the criteria established in TCA §13-7-603(b).
- Conversion of the dwelling unit to a B&B or other accommodation use would have required a Conditional Use permit, if allowed at all. The property owner never sought that approval and the actual use of the property does not conform to the applicable limited use standards.
- The use was not legally established and therefore cannot have the status of a lawful nonconformity.

¹ Most RS-10 properties converted to the equivalent CD-3 upon adoption of the current ordinance in July 2022.

² See p. 2 of the applicant's appeal "STRs and B&Bs are distinct uses of property."



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

8.2.5 COMMERCIAL USES

A. Accommodations [Formerly Transient Habitation]

Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.		
Principal Uses	Accessory Uses	Uses Not included
Hotel, motel, inn, extended-stay facility, bed and breakfast establishment Residency or Single Room Occupancy Hotel	Ancillary indoor storage Associated offices Food preparation and dining facility Laundry facility Meeting facility Off-street parking Recyclable material storage (temporary) Swimming pool, other recreational facility	Campground, private (see Outdoor Recreation) Hunting/fishing camp, dude ranch (see Outdoor Recreation) Patient overnight accommodations (see Medical Facilities) Transient lodging, shelter for the homeless (see Social Service Institutions) Recreational vehicle (RV) park (see Outdoor Recreation)

Ord. 3638 p. 8-11 Use Classification Table (Accommodations)

8.2.3 RESIDENTIAL USES

A. Household Living

Characteristics: This category is intended to include permanent residential activities which involve the occupancy of a residential unit as defined by this ordinance.		
Principal Uses	Accessory Uses	Uses Not included
Manufactured Home, manufactured home park or subdivision Single-family detached, zero lot line, semi-detached, attached, townhouse Two-family: Detached, Semi-detached, Attached Multiplex, apartment, congregate care facility with individual units that meet the definition of a dwelling unit, or retirement center apartment Upper-story residential	Accessory dwelling unit, (i.e. granny flats and mother-in-law apartments) Accessory structure Ancillary indoor storage Children's play area or equipment Greenhouse or nursery not engaged in retail trade Home occupation In-house care for four or less persons Private community center Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Docks, noncommercial	Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Accommodations) Group Home (see Personal and Group Care) Nursing or convalescent house (see Personal and Group Care) Residential assisted living facility not having individual dwelling units (see Personal and Group Care)

Ord. 3638 p. 8-3 Use Classification Table (Household Living)

RESIDENCE: A building or part of a building containing one or more dwelling units or rooming units, including one – family or two – family dwellings, multi-family dwellings, boarding or rooming houses, or apartment hotels. However, residences shall not include:

- Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments;
- Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations;
- Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or
- In a mixed building, that part of the building used for any nonresidential uses, except uses accessory to residential uses.

Ord. 3638 p. 13-8 Definitions (Residence)

DWELLING UNIT: A room or rooms connected together constituting a separate, independent housekeeping establishment for one – family only for owner occupancy or for rental, lease or other occupancy on a monthly or longer basis, with none of the living units under the same ownership, control, or management on the same zone lot being occupied on a shorter basis, and containing independent cooking, living, sleeping and sanitation facilities.

Ord. 3638 p. 13-5 Definitions (Dwelling Unit)

Reversing the determination would legitimize nonconforming str uses throughout Columbia.

- This request is – perhaps unintentionally – an attempt to circumvent the legislative authority of the City Council by effectively amending a defunct Zoning Ordinance through an appeal to a quasi-judicial body, the Board of Zoning Appeals.
- If the Board of Zoning Appeals reverses the Zoning Administrator’s determination and classifies the use as a lawful nonconformity, it will effectively legitimize all STRs established in violation of the ordinances adopted by the City Council prior to July 2022.
- Those who may have wished to establish STRs in residential zones prior to July 2022 and chose to abide by the City’s regulations would still be barred from establishing the use under the current rules.
- Those who established STRs prior to July 2022, either from a lack of due diligence or in outright defiance of the City Council, would be shielded indefinitely from enforcement. They would also be exempted from compliance with any STR standards the city adopts in the future, precisely because they violated the previous ordinance.

The Zoning Administrator respectfully requests that the Board of Zoning Appeals affirm the determination that the STR not a lawful nonconforming use.

- Planning & Zoning staff understand that STRs are popular among property owners and visitors to Columbia.
 - Planning staff will facilitate a community forum on the topic in October.
 - The Zoning Administrator has asked his peers in other communities across Middle Tennessee how their jurisdictions regulate STRs in order to determine best practices.
 - The Planning Commission will recommend changes to STR regulations in December.
 - The applicable regulations may change soon, possibly to the benefit of this property owner.
 - The Zoning Administrator has extended the time for open violations to come into compliance until the city’s policy makers provide clear direction on how they will regulate STRs in the future.
- Administration of existing regulations differs from discussion of changes to rules.
 - Fairness and the public welfare require dispassionate administration of the zoning ordinance regardless of personal or professional opinions of what the City ought to allow.
 - As described above, the STR use at the subject property does not conform to the current zoning ordinance (Ord. 4400).
 - The STR use did not conform to the ordinance in effect at the time it was established (Ord. 3638).
 - Therefore, the STR use is not a lawful nonconformity; its continued operation is a zoning code violation.
 - The Zoning Administrator asks that the Board affirm his determination.
- The criteria for the Board’s evaluation are listed below followed by sample motions.

REVIEW & ASSESSMENT:

§ 8.5.17.D Appeal of Administrative Decision | Action by Board of Zoning Appeals

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.
2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.
3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.
4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.
5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.
6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

RECOMMENDATION: Affirm

Recommended Motion:

Move to find, based on the evidence presented by the appellant and the Zoning Administrator, that the staff interpretation of Ordinances 3638 and 4400 is correct, that the existing Short Term Rental use is not a lawful nonconformity within the meaning of the term in the Zoning Ordinance, and **affirm** the determination of the Zoning Administrator.

Alternative Motions:

Alternative Motion [Reverse]:

Move to find, based on [list findings of fact that support the motion], that the staff interpretation of Ordinances 3638 and 4400 is incorrect, that the existing Short Term Rental use is a lawful nonconformity, and **reverse** the determination of the Zoning Administrator.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, **continue the hearing**, and request that the [appellant/staff] provide: [list additional information] for review at the next regularly scheduled meeting of the Board.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-*plus processing and advertising fees*)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 200 Stewart Street, Columbia, TN 38401	
ZONING: CD-3	LOT ACREAGE: 75' x 148.5'
LAND USE: Short Term Rental	BUILDING SQUARE FOOTAGE: 1344
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1745-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Blanche Collier	PHONE	
ADDRESS	300 3rd Ave., Columbia, TN	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME

L. Bruce Peden

APPLICANT SIGNATURE

Aug. 8, 2024

DATE

Blanche Collier

PROPERTY OWNER NAME

Blanche K. Collier

PROPERTY OWNER SIGNATURE

08/07/24

DATE

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Blanche K. Collier et al.
200 Stewart Street, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Blanche K. Collier respectfully appeals the decision by the City Development Services department that the use of the property located at 200 Stewart Street as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 200 Stewart Street has been listed on VRBO since 2021. Copies of VRBO data for the short-term rentals of the property from June 19, 2021 through June 30, 2022 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.



Dashboard

inbox

Calendar

MarketMaker™

Reservation manager

Performance

Property

Local laws

Help

Terms and Conditions

Privacy Policy

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Dashboard	2022-03-26	HA-80N3AP	Allisia Lingaur	1	\$232.00	-\$19.93	\$212.07
	2022-03-25	HA-7VCT08	Robert Alkman	1	\$232.00	-\$19.93	\$212.07
	2022-03-23	HA-5RYR6P	Zach Anderson	1	\$189.00	-\$17.62	\$171.38
Inbox	2022-03-20	HA-TM73GF	Billy Pishaw	1	\$214.00	-\$18.38	\$195.62
	2022-03-19	HA-26QO1N	Allison McNabb	1	\$214.00	-\$18.38	\$195.62
	2022-03-13	HA-VJUG72	Dawn Borofka	1	\$214.00	-\$18.38	\$195.62
Calendar	2022-03-12	HA-MQ60R6	Phoebe Baker	1	\$214.00	-\$18.38	\$195.62
	2022-03-05	HA-XKLBV3	Susan KELLY	2	\$428.00	-\$36.77	\$391.23
MarketMaker™	2022-02-27	HA-ZZGD66	Erica Neal	2	\$464.00	-\$39.86	\$424.14
	2022-02-12	HA-ND527Z	Robert Alkman	2	\$464.00	-\$39.86	\$424.14
Reservation manager	2022-01-21	HA-M8NNPR	Marlin Miller	3	\$642.00	-\$55.16	\$586.84
	2022-01-16	HA-3LEV8S	Sheree Click	1	\$214.00	-\$18.38	\$195.62
Performance	2022-01-07	HA-7SZFR1	Penny Gertsch	2	\$428.00	-\$36.77	\$391.23
	2022-01-01	HA-3DCL64	Julene F	1	\$214.00	-\$18.38	\$195.62
Property	2021-12-28	HA-XG8SK2		4	\$856.00	-\$73.55	\$782.45
Local laws	2021-12-24	HA-XJ1641	Alyssa A	4	\$682.00	-\$58.36	\$623.64
	2021-12-11	HA-R0ZBYP	Stephanie Yant	8	\$1,467.00	-\$126.05	\$1,340.95
Help	2021-11-30	HA-16P049	Mary Davis	2	\$464.00	-\$39.86	\$424.14
	2021-11-20	HA-7936Z0	Cindy Reed	2	\$428.00	-\$36.77	\$391.23
Terms and Conditions	2021-11-13	HA-RDZPVQ	Robert Williams	2	\$428.00	-\$36.77	\$391.23
Privacy Policy	2021-10-30	HA-NZZ8XB	Wendi Griffith	1	\$214.00	-\$18.38	\$195.62
© 2024 Wibo.	2021-10-23	HA-YZ3ZVR	Norah Viehman	4	\$856.00	-\$73.55	\$782.45
all rights reserved	2021-10-13	HA-VN8SK4	Gillian Melquist	7	\$1,498.00	-\$128.71	\$1,369.29

Feedback

2021-10-23	HA-VZLKH	Nolan Weinman	4	\$856.00	-\$7,855	\$182.40
2021-10-13	HA-VN6SK4	Gillian Melquist	7	\$1,498.00	-\$128.71	\$1,369.29
2021-10-07	HA-JPGH08	greg c philips	1	\$214.00	-\$18.38	\$195.62
2021-09-20	HA-LIC3PM	Priscilla Kanoff	7	\$1,379.70	-\$118.58	\$1,261.12
2021-09-19	HA-WJEDXG	Ty Michle	1	\$214.00	-\$18.38	\$195.62
2021-09-12	HA-00BK63	Tom Cooper	1	\$214.00	-\$18.38	\$195.62
2021-09-03	HA-P2L2NF	Hunter Theret	5	\$1,070.00	-\$91.93	\$978.07
2021-08-29	HA-KFFFD3	Melissa Martin	1	\$232.00	-\$19.93	\$212.07
2021-08-15	HA-JD6QZ9	Justin Fowler	2	\$428.00	-\$56.77	\$391.23
2021-08-13	HA-S8UGJ1	Bethany	1	\$214.00	-\$18.38	\$195.62
Rusincovitch						
2021-08-07	HA-VZB3PS	Amanda Silberer	3	\$642.00	-\$55.16	\$586.84
2021-07-31	HA-CCZY88	Sarah West	2	\$428.00	-\$56.77	\$391.23
2021-07-18	HA-7SYWTK	Susanna Figueroa	2	\$428.00	-\$56.77	\$391.23
2021-07-16	HA-RT7LP9	Dave Murry	3	\$642.00	-\$55.16	\$586.84
2021-07-13	HA-0P4TNJ	Sarah Housman	2	\$360.40	-\$50.96	\$329.44
2021-07-06	HA-SK8F7Y	Rebecca Montross	5	\$1,160.00	-\$99.67	\$1,060.33
2021-07-04	HA-JBZTR8	Deanna Bowman	1	\$196.20	-\$16.85	\$179.35
2021-06-26	HA-RW02NL	Amy Jackson	1	\$196.20	-\$16.85	\$179.35
2021-06-19	HA-CZZ371	Allison Ray	3	\$588.60	-\$50.57	\$538.03

Financial Reporting

This list is a summary of all stay taxes that are required in your jurisdictions. Expand a row to view the amounts by property and booking, or download a complete report.

 Download 

Start
1/1/2020

→

End
6/30/2022

Includes
Stays within this date range

▼

Refresh

Jurisdiction nameJurisdiction level		Tax type	Taxes Vrbo paid	Taxes you pay
COLUMBIA	CITY	Accommodations Tax	\$14,522.36	\$0.00 ^
Check-in	Property ID	Reservation ID	Taxes Vrbo paid	Taxes you pay
2021-11-04	2128613	HA-023SC1	\$11.20	\$0.00
2021-05-26	2128613	HA-04JMD1	\$22.40	\$0.00
2022-06-06	2128613	HA-04PFML	\$33.60	\$0.00
2022-08-18	2128613	HA-069B3D	\$22.40	\$0.00
2023-07-16	2128613	HA-0LLJ3K	\$26.00	\$0.00
2022-06-09	2128613	HA-0MBRBH	\$11.20	\$0.00
2022-06-26	2128613	HA-0R1RS2	\$44.80	\$0.00
2021-05-15	2128613	HA-0T507B	\$46.80	\$0.00

2021-07-17	2128613	HA-ZBCBW1	\$23.40	\$0.00
2021-08-22	2128613	HA-ZFQD9V	\$11.20	\$0.00
2022-04-28	2128613	HA-ZK96GZ	\$33.60	\$0.00
2022-11-16	2128613	HA-ZKDF3Y	\$33.60	\$0.00
2021-05-31	2128613	HA-ZL0TS4	\$44.80	\$0.00
2022-12-30	2128613	HA-ZP81KF	\$11.20	\$0.00
2022-09-10	2128831	HA-0876WS	\$10.70	\$0.00
2022-06-20	2128831	HA-0BRH71	\$104.40	\$0.00
2021-07-09	2128831	HA-0P4TNJ	\$18.02	\$0.00
2021-09-11	2128831	HA-0QBKB3	\$10.70	\$0.00
2022-05-07	2128831	HA-0WBR7C	\$10.70	\$0.00
2022-12-27	2128831	HA-0Y761Q	\$23.20	\$0.00
2021-11-29	2128831	HA-16P049	\$23.20	\$0.00
2023-12-23	2128831	HA-18DGLK	\$21.40	\$0.00
2022-08-06	2128831	HA-1CQ43H	\$10.70	\$0.00
2024-01-13	2128831	HA-1SK01Q	\$32.10	\$0.00
2022-07-01	2128831	HA-1V0B2W	\$42.80	\$0.00
2022-03-18	2128831	HA-26Q01N	\$10.70	\$0.00
2023-07-16	2128831	HA-2QYY35	\$10.70	\$0.00
2023-07-20	2128831	HA-33DGM1	\$32.10	\$0.00
2021-12-31	2128831	HA-3DCL64	\$10.70	\$0.00
2023-11-11	2128831	HA-3FRZ4V	\$10.70	\$0.00
2022-01-15	2128831	HA-3L5V8S	\$10.70	\$0.00
2023-05-26	2128831	HA-41T9XM	\$21.40	\$0.00
2023-01-13	2128831	HA-4DWFMB	\$21.40	\$0.00
2022-09-18	2128831	HA-4NVYZS	\$46.40	\$0.00
2024-05-04	2128831	HA-51NYRR	\$10.70	\$0.00
2022-05-28	2128831	HA-58692N	\$21.40	\$0.00
2021-08-12	2128831	HA-58JG2T	\$10.70	\$0.00
2024-03-18	2128831	HA-5KXJVV	\$10.70	\$0.00
2024-05-03	2128831	HA-5PRXLN	\$10.70	\$0.00
2022-03-22	2128831	HA-5RYR6P	\$10.70	\$0.00

2023-04-01	2128831	HA-5ZBQ26	\$11.20	\$0.00
2024-07-20	2128831	HA-61HHFV	\$34.80	\$0.00
2022-10-06	2128831	HA-68HP80	\$46.40	\$0.00
2023-03-10	2128831	HA-6SWZ96	\$11.20	\$0.00
2024-05-05	2128831	HA-6T1B62	\$34.80	\$0.00
2022-10-13	2128831	HA-716RRB	\$32.10	\$0.00
2022-09-16	2128831	HA-72WPLN	\$10.70	\$0.00
2022-11-05	2128831	HA-77GS09	\$11.60	\$0.00
2021-11-19	2128831	HA-7936Z0	\$21.40	\$0.00
2022-12-21	2128831	HA-7D2GH5	\$10.70	\$0.00
2022-12-26	2128831	HA-7H8QMN	\$11.60	\$0.00
2023-10-14	2128831	HA-7QGNHJ	\$10.70	\$0.00
2021-07-17	2128831	HA-7SYW1K	\$21.40	\$0.00
2022-01-06	2128831	HA-7SZFR1	\$21.40	\$0.00
2022-03-24	2128831	HA-7VCT08	\$11.60	\$0.00
2023-09-22	2128831	HA-7WX1V7	\$32.10	\$0.00
2022-03-25	2128831	HA-80N34P	\$11.60	\$0.00
2024-05-16	2128831	HA-8KPJ14	\$32.10	\$0.00
2023-04-09	2128831	HA-8TGHM2	\$10.70	\$0.00
2024-06-18	2128831	HA-8TMKTL	\$42.80	\$0.00
2024-03-23	2128831	HA-8TR8C9	\$11.60	\$0.00
2022-04-08	2128831	HA-93V76W	\$34.80	\$0.00
2023-05-14	2128831	HA-9B3L7Y	\$9.75	\$0.00
2023-12-31	2128831	HA-9GJKGY	\$10.70	\$0.00
2024-04-26	2128831	HA-9VNGB4	\$23.20	\$0.00
2022-11-18	2128831	HA-B475XP	\$21.40	\$0.00
2022-05-27	2128831	HA-B5T8ZG	\$10.70	\$0.00
2023-05-19	2128831	HA-B77YXC	\$21.40	\$0.00
2024-06-12	2128831	HA-B8ZS13	\$53.50	\$0.00
2022-06-02	2128831	HA-B941Z2	\$32.10	\$0.00
2024-04-03	2128831	HA-B9BFFS	\$10.70	\$0.00
2023-09-01	2128831	HA-BGVPF6	\$10.70	\$0.00

2024-02-05	2128831	HA-BWN9Y0	\$10.70	\$0.00
2024-05-30	2128831	HA-C0P52L	\$42.80	\$0.00
2024-05-24	2128831	HA-C0ZZ51	\$10.70	\$0.00
2022-07-14	2128831	HA-C4BV0X	\$32.10	\$0.00
2024-04-21	2128831	HA-CB7B78	\$10.70	\$0.00
2021-07-30	2128831	HA-CCZV8B	\$21.40	\$0.00
2022-06-18	2128831	HA-CJNWHL	\$10.70	\$0.00
2024-03-08	2128831	HA-CNJYKP	\$21.40	\$0.00
2023-04-28	2128831	HA-CX5T70	\$21.40	\$0.00
2023-04-21	2128831	HA-CZVLJG	\$23.20	\$0.00
2021-06-18	2128831	HA-CZZ371	\$29.43	\$0.00
2023-05-06	2128831	HA-D73X9Y	\$10.70	\$0.00
2022-10-29	2128831	HA-D77KYL	\$11.60	\$0.00
2023-09-29	2128831	HA-DG703Y	\$21.40	\$0.00
2022-06-10	2128831	HA-DMYFX1	\$21.40	\$0.00
2024-07-12	2128831	HA-DXS7H6	\$21.40	\$0.00
2023-03-31	2128831	HA-F08SYG	\$11.20	\$0.00
2022-11-09	2128831	HA-F2YSVG	\$42.80	\$0.00
2023-01-02	2128831	HA-FBKPZG	\$10.70	\$0.00
2022-11-22	2128831	HA-FF2WHO	\$58.00	\$0.00
2022-10-01	2128831	HA-FG4DH6	\$10.70	\$0.00
2022-10-30	2128831	HA-FHYVHF	\$23.20	\$0.00
2022-04-29	2128831	HA-GM775V	\$21.40	\$0.00
2023-09-15	2128831	HA-H5CS1H	\$10.70	\$0.00
2023-03-24	2128831	HA-H62DP8	\$9.85	\$0.00
2022-04-01	2128831	HA-HFFQ38	\$21.40	\$0.00
2023-05-28	2128831	HA-HM9YTP	\$10.70	\$0.00
2022-06-19	2128831	HA-HMGCGH	\$6.20	\$0.00
2023-10-27	2128831	HA-HZS3LV	\$21.40	\$0.00
2024-08-04	2128831	HA-J8PPLP	\$10.70	\$0.00
2021-07-02	2128831	HA-JBZTR8	\$9.81	\$0.00
2021-08-14	2128831	HA-JD6QZ9	\$21.40	\$0.00

2023-12-02	2128831	HA-JK8NYP	\$10.70	\$0.00
2021-10-06	2128831	HA-JPGH0B	\$10.70	\$0.00
2023-05-12	2128831	HA-JRCMF5	\$10.70	\$0.00
2023-02-24	2128831	HA-K0003L	\$10.70	\$0.00
2022-04-21	2128831	HA-K0R9RN	\$11.60	\$0.00
2023-12-15	2128831	HA-K4Y43J	\$21.40	\$0.00
2021-08-28	2128831	HA-KFFFD3	\$11.60	\$0.00
2024-02-12	2128831	HA-KHCL4Q	\$23.20	\$0.00
2022-03-26	2128831	HA-KP3N3F	\$10.70	\$0.00
2024-04-07	2128831	HA-KT972B	\$46.40	\$0.00
2024-03-16	2128831	HA-KWFQ1V	\$10.70	\$0.00
2021-09-19	2128831	HA-L1C3PM	\$68.99	\$0.00
2022-11-02	2128831	HA-LC1NG6	\$32.10	\$0.00
2023-03-17	2128831	HA-LNTZ2J	\$21.40	\$0.00
2022-01-20	2128831	HA-M8NNPR	\$32.10	\$0.00
2023-07-07	2128831	HA-MKHZL6	\$42.80	\$0.00
2023-06-17	2128831	HA-MLTX34	\$10.70	\$0.00
2023-04-30	2128831	HA-MNZKWX	\$64.20	\$0.00
2022-03-11	2128831	HA-MQG0R6	\$10.70	\$0.00
2023-04-06	2128831	HA-N1T0K6	\$11.10	\$0.00
2022-10-21	2128831	HA-N47JTQ	\$32.10	\$0.00
2024-06-08	2128831	HA-NBD4T8	\$10.70	\$0.00
2022-02-11	2128831	HA-ND527Z	\$23.20	\$0.00
2024-06-22	2128831	HA-ND7NF2	\$10.70	\$0.00
2022-12-31	2128831	HA-NGQNMY	\$11.60	\$0.00
2022-04-15	2128831	HA-NP2K6P	\$11.60	\$0.00
2023-09-06	2128831	HA-NR7GVJ	\$21.40	\$0.00
2022-04-23	2128831	HA-NVBYX9	\$11.60	\$0.00
2022-07-23	2128831	HA-NVRYFF	\$10.70	\$0.00
2021-10-29	2128831	HA-NZZ8XB	\$10.70	\$0.00
2023-07-13	2128831	HA-P0T1ZH	\$34.80	\$0.00
2021-09-01	2128831	HA-P2L2NF	\$53.50	\$0.00

2022-12-02	2128831	HA-PMT92R	\$21.40	\$0.00
2024-03-13	2128831	HA-PPD0W8	\$10.70	\$0.00
2022-12-16	2128831	HA-Q0KP03	\$10.70	\$0.00
2023-05-31	2128831	HA-Q0PS4Z	\$53.50	\$0.00
2023-11-10	2128831	HA-Q0V12B	\$10.70	\$0.00
2023-06-08	2128831	HA-Q0WBH0	\$32.10	\$0.00
2022-09-29	2128831	HA-Q2D546	\$21.40	\$0.00
2022-12-31	2128831	HA-QLQVDT	\$10.70	\$0.00
2023-07-06	2128831	HA-QW98NL	\$11.60	\$0.00
2022-08-07	2128831	HA-QYY2YK	\$10.70	\$0.00
2021-12-10	2128831	HA-R02BYP	\$73.35	\$0.00
2023-07-01	2128831	HA-R23ZHQ	\$11.60	\$0.00
2021-11-12	2128831	HA-RDZPVQ	\$21.40	\$0.00
2024-05-25	2128831	HA-RJYNXL	\$32.10	\$0.00
2021-06-25	2128831	HA-RM02NL	\$9.81	\$0.00
2021-07-14	2128831	HA-RT7LP9	\$32.10	\$0.00
2023-11-23	2128831	HA-SBQFQV	\$32.10	\$0.00
2021-07-04	2128831	HA-SK8F7Y	\$58.00	\$0.00
2023-11-11	2128831	HA-SM84W2	\$10.70	\$0.00
2024-07-27	2128831	HA-T90DJQ	\$10.70	\$0.00
2022-07-08	2128831	HA-THSCHB	\$21.40	\$0.00
2022-03-19	2128831	HA-TM73GF	\$10.70	\$0.00
2024-04-04	2128831	HA-TNWZK3	\$21.40	\$0.00
2022-09-02	2128831	HA-TPDB9F	\$23.20	\$0.00
2022-08-04	2128831	HA-TT175W	\$10.70	\$0.00
2024-05-10	2128831	HA-TV7MWM	\$23.20	\$0.00
2022-12-23	2128831	HA-V681GH	\$21.65	\$0.00
2023-02-11	2128831	HA-VDF7CQ	\$9.85	\$0.00
2022-03-12	2128831	HA-VJJG72	\$10.70	\$0.00
2022-08-15	2128831	HA-VM5LRG	\$10.70	\$0.00
2024-01-12	2128831	HA-VPW9G8	\$10.70	\$0.00
2022-05-13	2128831	HA-VV97B3	\$32.10	\$0.00

2022-03-28	2128831	HA-W37X5H	\$10.70	\$0.00
2021-09-18	2128831	HA-WJ8DXG	\$10.70	\$0.00
2021-12-23	2128831	HA-X11641	\$32.10	\$0.00
2023-10-20	2128831	HA-X21GCK	\$21.40	\$0.00
2023-03-25	2128831	HA-X4WIFY4	\$10.70	\$0.00
2021-12-27	2128831	HA-XG85K2	\$42.80	\$0.00
2022-03-04	2128831	HA-XKL8V3	\$21.40	\$0.00
2023-06-24	2128831	HA-Y1DFVQ	\$10.70	\$0.00
2022-09-17	2128831	HA-Y43J96	\$10.70	\$0.00
2024-04-06	2128831	HA-YBMDB9	\$10.70	\$0.00
2023-11-02	2128831	HA-YFVRFCF	\$34.80	\$0.00
2022-05-20	2128831	HA-YFY6ZB	\$23.20	\$0.00
2021-10-12	2128831	HA-YNG5K4	\$74.90	\$0.00
2021-10-22	2128831	HA-YZ32VR	\$42.80	\$0.00
2021-08-06	2128831	HA-YZB3P8	\$32.10	\$0.00
2022-02-26	2128831	HA-Z2GD66	\$23.20	\$0.00
2023-09-19	3278288	HA-098ZQL	\$12.70	\$0.00
2024-01-11	3278288	HA-0NZWTS	\$45.10	\$0.00
2024-04-18	3278288	HA-0TFJ1N	\$45.10	\$0.00
2024-04-03	3278288	HA-11VWHZ	\$58.05	\$0.00
2023-05-19	3278288	HA-11XL14	\$25.40	\$0.00
2024-05-08	3278288	HA-16MP2J	\$45.10	\$0.00
2023-07-15	3278288	HA-1QW3H6	\$12.70	\$0.00
2023-10-18	3278288	HA-2DS25X	\$13.20	\$0.00
2023-07-06	3278288	HA-2FFHT9	\$38.10	\$0.00
2023-10-31	3278288	HA-3PVXWP	\$38.10	\$0.00
2023-05-12	3278288	HA-40Y8LX	\$38.10	\$0.00
2023-12-14	3278288	HA-42H8QX	\$38.10	\$0.00
2024-08-03	3278288	HA-446WJY	\$19.20	\$0.00
2023-06-15	3278288	HA-48RZ36	\$39.60	\$0.00
2024-03-22	3278288	HA-48XHV4	\$19.20	\$0.00
2024-06-29	3278288	HA-4QNMHG	\$19.20	\$0.00

2023-05-16	3278288	HA-4T8RYS	\$38.10	\$0.00
2023-06-30	3278288	HA-4TQ8W2	\$12.70	\$0.00
2023-07-20	3278288	HA-4Z1734	\$52.80	\$0.00
2023-08-17	3278288	HA-5QJGHT	\$12.70	\$0.00
2024-03-08	3278288	HA-621KDH	\$25.40	\$0.00
2024-07-04	3278288	HA-6D3KFZ	\$19.20	\$0.00
2023-09-29	3278288	HA-768HC0	\$25.40	\$0.00
2023-10-01	3278288	HA-7BRMMB	\$63.50	\$0.00
2023-11-17	3278288	HA-7RBZD1	\$12.70	\$0.00
2023-10-06	3278288	HA-7RDPBQ	\$12.70	\$0.00
2023-04-14	3278288	HA-7WRW4B	\$39.60	\$0.00
2023-04-27	3278288	HA-82B92J	\$25.40	\$0.00
2023-06-18	3278288	HA-82KSZZ	\$88.90	\$0.00
2023-08-30	3278288	HA-8DFJCN	\$50.80	\$0.00
2023-10-19	3278288	HA-8LV03B	\$39.60	\$0.00
2024-06-12	3278288	HA-8S4YY6	\$92.40	\$0.00
2023-05-25	3278288	HA-93J5XB	\$39.60	\$0.00
2023-11-21	3278288	HA-97M7VX	\$52.80	\$0.00
2023-10-12	3278288	HA-9HJNNT	\$38.10	\$0.00
2023-11-25	3278288	HA-9QMYYP	\$12.70	\$0.00
2024-01-31	3278288	HA-9XYYF	\$58.05	\$0.00
2023-08-02	3278288	HA-BNTTJW	\$63.50	\$0.00
2024-07-05	3278288	HA-C69DDP	\$101.60	\$0.00
2023-09-08	3278288	HA-C6HLKQ	\$12.70	\$0.00
2023-11-18	3278288	HA-CVX6LK	\$12.70	\$0.00
2024-03-23	3278288	HA-DHM1JG	\$39.60	\$0.00
2023-05-04	3278288	HA-DVTNZ5	\$38.10	\$0.00
2023-12-02	3278288	HA-F8LKZX	\$13.20	\$0.00
2023-12-21	3278288	HA-G9KD4Z	\$25.40	\$0.00
2024-07-23	3278288	HA-GY5N5R	\$63.50	\$0.00
2024-03-01	3278288	HA-H4BGSP	\$19.20	\$0.00
2023-04-26	3278288	HA-H9CS9V	\$12.70	\$0.00

2023-04-21	3278288	HA-HTCW6M	\$38.10	\$0.00
2024-05-11	3278288	HA-HXYFRR	\$19.20	\$0.00
2024-06-05	3278288	HA-J87SQB	\$88.90	\$0.00
2023-12-09	3278288	HA-J8B0SP	\$12.70	\$0.00
2023-05-15	3278288	HA-JRZ8KP	\$12.70	\$0.00
2023-12-17	3278288	HA-JT33BM	\$38.10	\$0.00
2024-03-05	3278288	HA-JYHW6M	\$38.10	\$0.00
2024-05-31	3278288	HA-K04YMM	\$25.40	\$0.00
2023-07-01	3278288	HA-K4CL3F	\$12.70	\$0.00
2024-03-15	3278288	HA-KGBJMP	\$32.15	\$0.00
2023-06-11	3278288	HA-KTKX9X	\$39.60	\$0.00
2023-07-27	3278288	HA-L992FK	\$50.80	\$0.00
2024-02-15	3278288	HA-LCWX0W	\$38.10	\$0.00
2023-04-06	3278288	HA-LPCDVQ	\$39.60	\$0.00
2024-05-17	3278288	HA-LW3X6Z	\$25.40	\$0.00
2023-09-16	3278288	HA-M21T9H	\$12.70	\$0.00
2023-06-01	3278288	HA-M39X28	\$38.10	\$0.00
2024-05-03	3278288	HA-MN5365	\$32.15	\$0.00
2023-09-07	3278288	HA-MPFVC3	\$23.20	\$0.00
2024-02-21	3278288	HA-NG8KGZ	\$73.50	\$0.00
2023-11-16	3278288	HA-NWVPYW	\$13.20	\$0.00
2023-11-03	3278288	HA-P1RKDM	\$26.40	\$0.00
2023-03-12	3278288	HA-P3WSKQ	\$118.90	\$0.00
2024-04-26	3278288	HA-PVQG0W	\$19.20	\$0.00
2023-06-25	3278288	HA-PZ0VXB	\$12.70	\$0.00
2023-03-31	3278288	HA-QN8TGY	\$26.40	\$0.00
2024-03-29	3278288	HA-RVF229	\$58.05	\$0.00
2024-06-25	3278288	HA-S19CXB	\$60.05	\$0.00
2023-12-30	3278288	HA-T9TF6Y	\$25.40	\$0.00
2023-08-11	3278288	HA-TKJ90N	\$12.70	\$0.00
2023-06-28	3278288	HA-TNBR64	\$13.20	\$0.00
2023-04-19	3278288	HA-TQ5QYV	\$12.70	\$0.00

2024-07-16	3278288	HA-TR7VGL	\$73.50	\$0.00
2023-07-09	3278288	HA-TW4ZFT	\$63.50	\$0.00
2023-12-24	3278288	HA-TZX5JY	\$76.20	\$0.00
2023-10-22	3278288	HA-VNSKDV	\$12.70	\$0.00
2024-05-23	3278288	HA-VXBX05	\$25.40	\$0.00
2023-11-10	3278288	HA-W91GDS	\$25.40	\$0.00
2023-10-07	3278288	HA-WBWDW4	\$12.70	\$0.00
2023-08-12	3278288	HA-WZ54QW	\$13.20	\$0.00
2023-09-15	3278288	HA-XCZ4DV	\$12.70	\$0.00
2023-10-27	3278288	HA-XPVW3T	\$25.40	\$0.00
2023-09-09	3278288	HA-Y66RS9	\$69.50	\$0.00
2023-07-14	3278288	HA-YTVM7D	\$12.70	\$0.00
2023-06-08	3278288	HA-YVLYGV	\$38.10	\$0.00
2023-08-25	3278288	HA-YYXF1F	\$25.40	\$0.00
2023-08-18	3278288	HA-Z7BPVH	\$38.10	\$0.00
2024-01-05	3278288	HA-Z8Y400	\$25.40	\$0.00
2023-09-21	3278288	HA-ZM372F	\$50.80	\$0.00
2024-06-21	3278288	HA-ZRLYKZ	\$32.15	\$0.00

MAURY	COUNTY	Accommodations Tax	\$16,434.10	\$0.00	▼
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MAURY	COUNTY	General Sales and Use Tax	\$9,770.75	\$0.00	▼
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TENNESSEE	STATE	General Sales and Use Tax	\$24,931.03	\$0.00	▼
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Feedback

Feedback

Maury (060)	Jan 1 Owner	Current Owner	STEWART ST 200				
Tax Year 2024 Reappraisal 2022	COLLIER BLANCHE K ETAL		Ctrl Map:	Group:	Parcel:	PI:	SI:
	300 3RD AVE		0900	D	028.00		000
	COLUMBIA TN 38401						

Value Information

Land Market Value:	\$20,000
Improvement Value:	\$99,300
Total Market Appraisal:	\$119,300
Assessment Percentage:	25%
Assessment:	\$29,825

Additional Information**General Information**

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C19
District: 09	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Building #	Type	Description	Units
------------	------	-------------	-------

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/9/2002	\$0	R1630	928		-	-
4/15/1991	\$20,000	1115	269	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

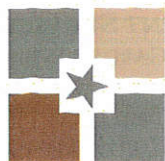
Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1+ - AVERAGE +
Square Feet of Living Area:
672
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch

Stories:
1.00
Actual Year Built:
1945
Plumbing Fixtures:
3
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	672
BMF - BASEMENT FINISHED	672



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

July 26, 2024

Blanche K Etal Collier
300 3rd Ave
Columbia, TN 38401

RE: **Inspection: 200 Stewart St**
Violation: #24-1745-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9.E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	8/9/2024
ZO 4400 TABLE 4.3.9.A-1 LOT & BUILDING SITE PRINCIPAL USE	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	8/9/2024

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

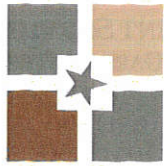
You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office **(931) 560-1560** with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

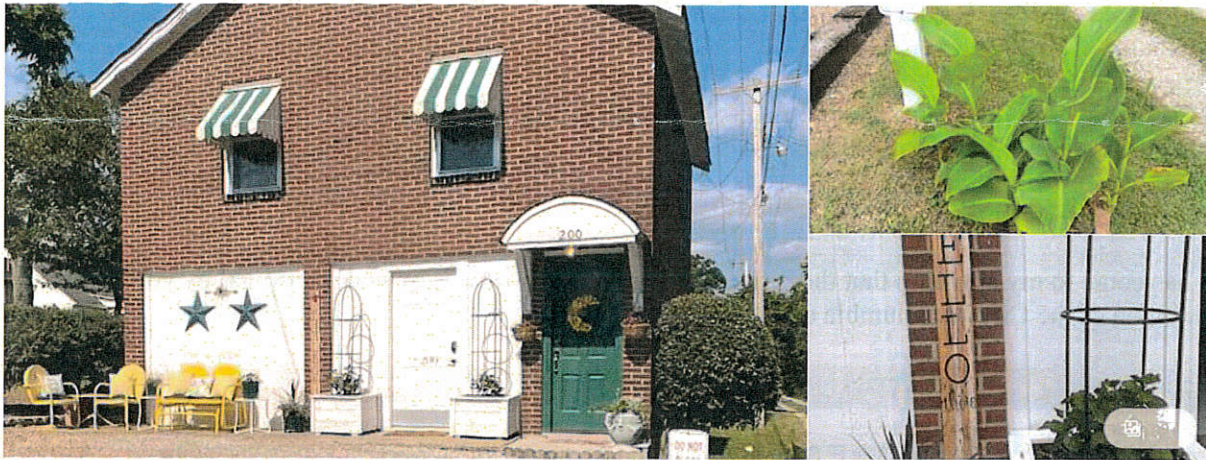
COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

(931) 560-1560

Site Location: 200 Stewart St



[Overview](#)

[Amenities](#)

[Policies](#)

[Host](#)

Entire home

Muletown's Retreat walking distance from the square

Something Good Around Every Corner

City Hall

700 North Garden Street

Columbia, Tennessee 38401

Phone 931.560.1560

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Zoning Administrator

kmccarthy@columbiatn.gov

DOCKET/CASE/APPLICATION
NUMBER

24-0351

APPLICANT/ PROPERTY OWNER

Bruce Peden/ Sunset Properties LLC

PUBLIC HEARING DATE

September 12, 2024

PROPERTY ADDRESS/LOCATION

623 Crestland Drive /Tax Map 75M B Parcel 5

REQUEST: Appeal of Administrative Decision

The appellant requests that the Board of Zoning Appeals reverse the determination of the Zoning Administrator that the use of the subject property is not a lawful nonconforming use. The Zoning Administrator explains the interpretation of the Ordinance below and requests that the Board affirm the determination.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3L	Single-Family	Single-Family	Single-Family House	N/A

SUMMARY:

- On July 26, 2024, Development Services staff sent a notice of violation to the owner of the subject property.
- The property is Zoned CD-3L (Neighborhood Large Lot Character District). The current zoning ordinance prohibits operation of Short-Term Rentals (STRs) in CD-3L (Table 4.3.9.A-1).
- The City Council adopted the current zoning ordinance (Ord. 4400) in July 2022.
- The property has been used as an STR since at least July of 2021.
- The ordinance in effect at the time, (Ord. 3638) prohibited the use of a dwelling unit as an STR.
- The appellant's representative mistakenly posits that the use of the property is a lawful nonconforming use and therefore may continue indefinitely.
- The Zoning Administrator agrees that if the use was permitted at the time it was established, it would have the status of a lawful nonconformity and could continue. The Zoning Administrator disagrees with the claim that the STR use was permitted at the time it was established.

STAFF RATIONALE:

The Board is asked to determine whether the STR use is a lawful nonconformity.

- The only question before the Board is whether the Zoning Administrator’s determination that the use was not permitted at the time it was established is an accurate interpretation of the zoning ordinance in effect at the time.
- The uses which ought to be permitted in a CD-3L character district are not in question.
- The suitability of the subject site for use as an STR is not in question.
- The City’s overall policy toward STRs is not in question.
 - The Zoning Administrator has extended the deadline for compliance on all open STR violations until at least December 2024.
 - The Planning Commission will consider changes to current STR regulations in December 2024.
 - The City Council will act on the recommendation of Planning Commission in early 2025.
 - Through the Zoning Administrator, the BZA can suggest that the Planning Commission and City Council consider changes to the ordinance based on the Board’s experience.
 - The City Council may adopt a zoning text amendment which legitimizes the use of the subject property as an STR.
 - The question of whether STRs ought to be permitted in residential character districts is the exclusive domain of the legislative body: the City Council.

Grandfathering: lawfully established non-conformities may continue indefinitely.

- Section 1.22.1 of the current zoning ordinance establishes that buildings and land uses which “legally existed immediately prior to a zoning change, may be continued as a legal nonconformity.”
- This feature of a zoning ordinance is commonly referred to a “grandfathering.”
- A lawfully nonconforming use may continue indefinitely.
- Section 1.22.2.F contains language which relates specifically to lawfully nonconforming STRs.

Section 1.22.F only applies to legally established STRs.

- The language at §1.22.F makes clear that **legally established** STRs have the status of lawful nonconformities.
- The section restates the provisions of the Tennessee Short Term Rental Unit Act of 2018. It is boilerplate language included in many zoning ordinances across Tennessee to ensure compliance with state law.
- The Act is codified at Tennessee Code Annotated § 13-7-603.
- The Act preempts municipalities from retroactively prohibiting STRs which were legally established after January 2014.
- The Act bars Tennessee cities which do not expressly limit rental durations for residential dwellings from subsequently shutting down established STRs (nothing prohibits cities from prohibiting the establishment of new STRs through zoning).
- The Act is explicit that a local regulation which “prohibits or effectively prohibits the use of property as a short-term rental unit may apply to any property within a local governing body's jurisdiction, regardless of the property's existing use” provided the regulation “expressly limit[s] the period of time a residential dwelling may be rented” (TCA §13-7-603(b)).
- Section 1.22.F does not apply to an STR established in violation of the zoning ordinance in effect at the time.

The use of the subject property as an STR was not lawfully established.

- The property has been used as an STR since at least July of 2021, according to information provided by the owners' representative.
- Prior to adoption of the current zoning ordinance, the property was zoned RS-20 (Low-Density Residential District).¹
- The ordinance in effect at the time, (Ord. 3638) limited the use of dwelling units to "rental, lease, or other occupancy on a monthly or longer basis."
- Ordinance 3638 prohibited the use of a dwelling unit as an STR, except when arranged and permitted as an "Accommodation."
- The previous ordinance did provide for several uses classified as "Accommodations" (fka Transient Habitation) as a subcategory of commercial uses (§8.2.5, p. 8-11).
 - These "short-term stays of less than 30 days" were subject to limited use standards.
 - The uses in this classification include hotels and bed and breakfast (B&B) establishments.
 - Use of the subject property does not conform to those standards and was never permitted by the City.
 - The applicant does not claim that the use meets these standards.
 - The applicant's representative correctly distinguishes the use of the property as an STR from Accommodation uses like B&Bs.²
- The use of the subject property as a single-family dwelling unit was permitted under the previous ordinance. The definition of that use expressly limited the period of time that a unit could be rented ("monthly or longer basis"), thereby excluding STRs. This limitation meets the criteria established in TCA §13-7-603(b).
- Conversion of the dwelling unit to a B&B or other accommodation use would have required a Conditional Use permit, if allowed at all. The property owner never sought that approval and the actual use of the property does not conform to the applicable limited use standards.
- The use was not legally established and therefore cannot have the status of a lawful nonconformity.

¹ Most RS-20 properties converted to the equivalent CD-3L upon adoption of the current ordinance in July 2022.

² See p. 2 of the applicant's appeal "STRs and B&Bs are distinct uses of property."



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

8.2.5 COMMERCIAL USES

A. Accommodations [Formerly Transient Habitation]

Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.		
Principal Uses	Accessory Uses	Uses Not included
Hotel, motel, inn, extended-stay facility, bed and breakfast establishment Residency or Single Room Occupancy Hotel	Ancillary indoor storage Associated offices Food preparation and dining facility Laundry facility Meeting facility Off-street parking Recyclable material storage (temporary) Swimming pool, other recreational facility	Campground, private (see Outdoor Recreation) Hunting/fishing camp, dude ranch (see Outdoor Recreation) Patient overnight accommodations (see Medical Facilities) Transient lodging, shelter for the homeless (see Social Service Institutions) Recreational vehicle (RV) park (see Outdoor Recreation)

Ord. 3638 p. 8-11 Use Classification Table (Accommodations)

8.2.3 RESIDENTIAL USES

A. Household Living

Characteristics: This category is intended to include permanent residential activities which involve the occupancy of a residential unit as defined by this ordinance.		
Principal Uses	Accessory Uses	Uses Not included
Manufactured Home, manufactured home park or subdivision Single-family detached, zero lot line, semi-detached, attached, townhouse Two-family: Detached, Semi-detached, Attached Multiplex, apartment, congregate care facility with individual units that meet the definition of a dwelling unit, or retirement center apartment Upper-story residential	Accessory dwelling unit, (i.e. granny flats and mother-in-law apartments) Accessory structure Ancillary indoor storage Children's play area or equipment Greenhouse or nursery not engaged in retail trade Home occupation In-house care for four or less persons Private community center Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Docks, noncommercial	Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Accommodations) Group Home (see Personal and Group Care) Nursing or convalescent house (see Personal and Group Care) Residential assisted living facility not having individual dwelling units (see Personal and Group Care)

Ord. 3638 p. 8-3 Use Classification Table (Household Living)

RESIDENCE: A building or part of a building containing one or more dwelling units or rooming units, including one – family or two – family dwellings, multi-family dwellings, boarding or rooming houses, or apartment hotels. However, residences shall not include:

- Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments;
- Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations;
- Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or
- In a mixed building, that part of the building used for any nonresidential uses, except uses accessory to residential uses.

Ord. 3638 p. 13-8 Definitions (Residence)

DWELLING UNIT: A room or rooms connected together constituting a separate, independent housekeeping establishment for one – family only for owner occupancy or for rental, lease or other occupancy on a monthly or longer basis, with none of the living units under the same ownership, control, or management on the same zone lot being occupied on a shorter basis, and containing independent cooking, living, sleeping and sanitation facilities.

Ord. 3638 p. 13-5 Definitions (Dwelling Unit)

Reversing the determination would legitimize nonconforming str uses throughout Columbia.

- This request is – perhaps unintentionally – an attempt to circumvent the legislative authority of the City Council by effectively amending a defunct Zoning Ordinance through an appeal to a quasi-judicial body, the Board of Zoning Appeals.
- If the Board of Zoning Appeals reverses the Zoning Administrator’s determination and classifies the use as a lawful nonconformity, it will effectively legitimize all STRs established in violation of the ordinances adopted by the City Council prior to July 2022.
- Those who may have wished to establish STRs in residential zones prior to July 2022 and chose to abide by the City’s regulations would still be barred from establishing the use under the current rules.
- Those who established STRs prior to July 2022, either from a lack of due diligence or in outright defiance of the City Council, would be shielded indefinitely from enforcement. They would also be exempted from compliance with any STR standards the city adopts in the future, precisely because they violated the previous ordinance.

The Zoning Administrator respectfully requests that the Board of Zoning Appeals affirm the determination that the STR not a lawful nonconforming use.

- Planning & Zoning staff understand that STRs are popular among property owners and visitors to Columbia.
 - Planning staff will facilitate a community forum on the topic in October.
 - The Zoning Administrator has asked his peers in other communities across Middle Tennessee how their jurisdictions regulate STRs in order to determine best practices.
 - The Planning Commission will recommend changes to STR regulations in December.
 - The applicable regulations may change soon, possibly to the benefit of this property owner.
 - The Zoning Administrator has extended the time for open violations to come into compliance until the city’s policy makers provide clear direction on how they will regulate STRs in the future.
- Administration of existing regulations differs from discussion of changes to rules.
 - Fairness and the public welfare require dispassionate administration of the zoning ordinance regardless of personal or professional opinions of what the City ought to allow.
 - As described above, the STR use at the subject property does not conform to the current zoning ordinance (Ord. 4400).
 - The STR use did not conform to the ordinance in effect at the time it was established (Ord. 3638).
 - Therefore, the STR use is not a lawful nonconformity; its continued operation is a zoning code violation.
 - The Zoning Administrator asks that the Board affirm his determination.
- The criteria for the Board’s evaluation are listed below followed by sample motions.

REVIEW & ASSESSMENT:

§ 8.5.17.D Appeal of Administrative Decision | Action by Board of Zoning Appeals

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.
2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.
3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.
4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.
5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.
6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

RECOMMENDATION: Affirm

Recommended Motion:

Move to find, based on the evidence presented by the appellant and the Zoning Administrator, that the staff interpretation of Ordinances 3638 and 4400 is correct, that the existing Short Term Rental use is not a lawful nonconformity within the meaning of the term in the Zoning Ordinance, and **affirm** the determination of the Zoning Administrator.

Alternative Motions:

Alternative Motion [Reverse]:

Move to find, based on [list findings of fact that support the motion], that the staff interpretation of Ordinances 3638 and 4400 is incorrect, that the existing Short Term Rental use is a lawful nonconformity, and **reverse** the determination of the Zoning Administrator.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, **continue the hearing**, and request that the [appellant/staff] provide: [list additional information] for review at the next regularly scheduled meeting of the Board.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlama.com\)](https://onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-plus processing and advertising fees)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 623 Crestland Drive, Columbia, TN 38401	
ZONING: CD-3L	LOT ACREAGE: Lot 32 Porter Hills
LAND USE: Short Term Rental / Residential	BUILDING SQUARE FOOTAGE: 1610
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1741-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Sunset Properties LLC	PHONE	931-334-1596
ADDRESS	1101 S. Main St., Columbia, TN	EMAIL	designbymercedes@icloud.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME



APPLICANT SIGNATURE

Aug 8, 2024

DATE

Sunset Properties LLC

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

08/07/2024

DATE

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Sunset Properties LLC
623 Crestland Drive, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Sunset Properties LLC respectfully appeals the decision by the City Development Services department that the use of the property located at 623 Crestland Drive as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 623 Crestland Drive was first listed on VRBO in March of 2023. However, the property had been used as a short term rental prior to the VRBO listing and prior to July 2022. Copies of several contracts for the short term rental of the property during 2021 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

HOLD HARMLESS

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(If not being done via email, please sign and return this.) Please include in the email or signed copy the name of the guest(s) and the desired dates of stay. If weekly stay is desired the fees will be discounted to \$300 per week due on the Friday of each week to be sent to owners Venmo @Mercedes-Robinson-2
Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Angie Haywood

9-28 10-28
2021 2021

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited. Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Will Can
10/28/21

PLEASE REPORT ANY DAMAGE TO THE PROPERTY IMMEDIATELY TO THE PROPERTY MANAGER. Rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

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Gage J 6.25
to
6.27
2021

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Bxc English 7/12-19 2021

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 Ray Venmo July 7, 2021

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Blake Lowell 8/13/24

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7/31/24


Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

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Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Heather
Lowe 9-11-21

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner

SUNSET PROPERTIES LLC

1011 S MAIN ST

COLUMBIA TN 38401

Current Owner

CRESTLAND DR 623

Ctrl Map:
075MGroup:
BParcel:
005.00

Pl:

SI:
000

Value Information

Land Market Value:	\$60,000
Improvement Value:	\$148,500
Total Market Appraisal:	\$208,500
Assessment Percentage:	25%
Assessment:	\$52,125

Subdivision Data

Subdivision:

PORTER HILLS SEC 2

Plat Book:	Plat Page:
4	75

Block:	Lot:
	32

Additional Information

General Information

Class: 00 - Residential

City #: 156

Special Service District 1: 000

District: 09

Number of Buildings: 1

Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC

Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
GAS

City: COLUMBIA

Special Service District 2: 000

Neighborhood: C50

Number of Mobile Homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning:

Residential Building #: 1

Improvement Type:

01 - SINGLE FAMILY

Exterior Wall:

11 - COMMON BRICK

Heat and AC:

8 - HEAT AND COOLING PKG

Quality:

1 - AVERAGE

Square Feet of Living Area:

1250

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

10 - PANEL-PLAST-DRYWALL

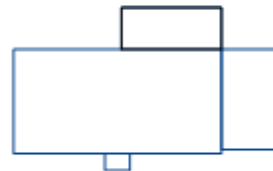
Bath Tiles:

04 - FLOOR-1/2 WALL

Shape:

01 - RECTANGLE

Building Sketch



Stories:

1.00

Actual Year Built:

1970

Plumbing Fixtures:

5

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

10 - HARDWOOD-TERR-TILE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
1	UTB - UTILITY BUILDING	12X18	216
1	PTO - PATIO		320

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: 1 Total Land Units: 1

Land Code	Soil Class	Units
01 - RES		1.00

Building Areas

Areas	Square Feet
BAS - BASE	1,250
GRF - GARAGE FINISHED	360
OPU - OPEN PORCH UNFINISHED	24
OPU - OPEN PORCH UNFINISHED	0
OPF - OPEN PORCH FINISHED	240

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/3/2022	\$0	R2810	309		QC - QUITCLAIM DEED	-
8/19/1997	\$74,000	1342	617	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/20/1984	\$0	711	585		-	-
5/27/1982	\$0	687	257		-	-

July 26, 2024

Sunset Properties LLC
1011 S Main St
Columbia, TN 38401

RE: **Inspection:** 623 Crestland Dr
Violation: #24-1741-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9.E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	<u>8/9/2024</u>
ZO 4400 TABLE 4.3.9.A-1 LOT & BUILDING SITE PRINCIPAL USE	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	<u>8/9/2024</u>

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office (931) 560-1560 with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

(931) 560-1560

Site Location: 623 Crestland Dr



Entire home

Muletown's Cozy Classic w/ hot tub, outdoor game area, and fire pit

Exceptional

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

BEFORE THE CITY OF COLUMBIA BOARD OF ZONING APPEALS

IN RE: Sunset Properties LLC
623 Crestland Drive, Columbia, TN 38401

APPEAL OF ADMINISTRATIVE DECISION

Sunset Properties LLC respectfully appeals the decision by the City Development Services department that the use of the property located at 623 Crestland Drive as a short-term rental (herein “STR”) violates the City’s Zoning Ordinance.

Zoning Ordinance Provisions

Section 1.22.2F of Zoning Ordinance specifically permits the continued use of property as a short term rental if such use legally existed prior to the enactment of the current ordinance (adopted July 2022). That provision reads:

F. Specific as to Nonconforming Short-Term Rental Unit Use.

Notwithstanding anything to the contrary contained in this Ordinance, the Use of property as a Short-Term Rental Unit, which Use legally existed immediately prior to the enactment of this Ordinance, any amendment hereto, or any Zoning Change, may be continued as a legal Nonconformity until the

property subsequently is sold, transferred, or ceases being used as a Short-Term Rental Unit for a period of thirty (30) continuous months, or is or has been in violation of a generally applicable local law three (3) or more separate times as provided by TSA Section 13-7-604. Prior to such sale, transfer, cessation of Use, or violations, the ordinance governing the Use of the property as a Short-Term Rental Unit shall apply to such Use.

Prior to the adoption of the current zoning ordinance in July 2022 the City of Columbia did not regulate STRs – the prior zoning ordinance only regulated bed and breakfast (herein “B&B”) establishments. STRs and B&Bs are distinct uses of property – both under state law and the Zoning Ordinance.

At page 478 the current zoning ordinance provides:

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**.

At page 482 the current zoning ordinance defines a B&B:

Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short-Term Rental Unit is not a Bed and Breakfast.

At page 521 the current zoning ordinance defines a STR:

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Evidence of STR Use Before July 2022

The property at 623 Crestland Drive was first listed on VRBO in March of 2023. However, the property had been used as a short term rental prior to the VRBO listing and prior to July 2022. Copies of several contracts for the short term rental of the property during 2021 are attached.

The decision by the Development Services Department that the use of the property as a STR violates the City's Zoning Ordinance is erroneous and should be reversed.

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Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

Use of Grills. A gas grill is provided for your use outside of the screen porch door.

Locked Areas. There is an owner's closet that is kept locked and is for the sole use of the owners. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and you will be liable for any damage and/or missing items.

Recreational Items: Use of bikes and recreational items is at your own risk. Please do not leave the bikes outside or unlocked at any time. Please secure them in the Shed provided for this or bring them onto the back porch at night and lock the outside doors.

Swings and Bunk bed: These should be used gently and the weight limits respected. Please keep small children off the top bunk.

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

SECURITY/DAMAGE AGREEMENT

Damages. You have paid a \$99 fee for damage insurance up to \$5,000. This covers any damages to the rental property and its furnishings caused by Guests and their guests. Should the damage amount exceed the amount of the of the policy amount, the registered Guest(s) remains liable for the balance.

Key Loss: Please report any lost keys immediately to the property manager.

Cleaning. You have paid a cleaning fee. However, any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in an excess cleaning fee for which you will be responsible.

Cancellation Policy: Should you need to cancel your stay for any reason, you will be entitled to a 50% refund if it is > 30 days from your expected arrival date. Any cancellation within <30 days of the date will likely result in loss of funds paid. Please contact us for further details.

HOLD HARMLESS

Owner attempts to properly maintain the rental. The guest(s) agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Guest(s) or their guests as a result of the acts of said Guests. Owner is not responsible for any theft or damage to guest's belongings during their stay at the rental.

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(If not being done via email, please sign and return this.) Please include in the email or signed copy the name of the guest(s) and the desired dates of stay. If weekly stay is desired the fees will be discounted to \$300 per week due on the Friday of each week to be sent to owners Venmo @Mercedes-Robinson-2
Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Angie Haywood

9-28 10-28
2021 2021

Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises. Guests will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy At no time, shall the occupancy of the rental exceed persons not listed or otherwise approved.

Quiet Enjoyment. Guests shall be entitled to the quiet enjoyment of the rental property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

Excessive noise and large parties are not permitted and the owner reserves the right to enforce this agreement.

Smoking: is not allowed on the premises EXCEPT outdoors.

Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

Furnishings. The property is furnished by the Owner. Basic paper products and soap will be provided but any other cleaning products, etc. will be your responsibility.

Pets: All pets must be pre-approved and pet fee paid. We welcome pets and responsible owners but dogs are required to be on a leash at all times and please clean up after your pet. All local ordinances and laws should be respected. Any excess cleaning that is deemed necessary due to pets will be your responsibility. The pet's owner is solely responsible for all liability.

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Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

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By signing this agreement, guest(s) agree that they have read and understand the terms, conditions, and restrictions without return and or endorsement, guest(s) agree that they have read and understand the terms, conditions, and restrictions without

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Will Can
10/28/21

PLEASE BE CAREFUL WHEN ENTERING OR LEAVING THE PROPERTY. WE PROVIDE CARPETS TO PREVENT SLIPS AND FALLS BUT PLEASE BE CAREFUL. OTHER NON-SLIP MATS ARE PROVIDED FOR YOUR USE ALSO.

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Yogee J 6-25
to
6-27
2021

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Bre English 7/12-19 2021

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 Ray Venmo July 9, 2021

Floors: Tile floors and porch can be very slippery when wet. Every effort has been made to provide extensive throw rugs to prevent slips and fall but please be careful. Other non-slip mats are provided for your use also.

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Blake Lovell 8/13/24

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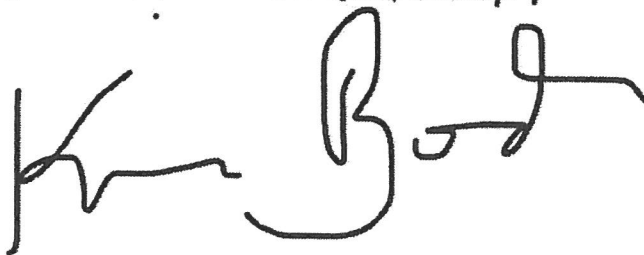
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7/31/21


Muletown's Cozy Crestland Classic Guidelines & Rental Agreement

Please read this agreement in its entirety. Your payment and return acknowledgment of receipt of this agreement will serve as confirmation that you have read and agree to the following rental terms.

Thank you for choosing Muletown's Cozy Crestland Classic for your upcoming stay in Columbia Tennessee. It is located at 623 Crestland Drive Columbia TN. Parking is on the side in our driveway. There is ample room for three vehicles

Check in is after 4pm and check out is by 10 am on the days of your agreed stay. If you are arriving after dark, please let us know and we will leave on a few lights. You will be provided with the code prior to your arrival.

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Alcohol: is to be used at your discretion and you are expected to comply with all local laws and ordinances.

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Please send proof of renters insurance or we will need to process the extra \$99 for the temporary insurance.

Heather
Zover
9-11-21

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
SUNSET PROPERTIES LLC
1011 S MAIN ST
COLUMBIA TN 38401

Current Owner

CRESTLAND DR 623

Cit Map: 075M Group: B Parcel: 005.00 Pl: SI: 000

Value Information

Land Market Value: \$60,000
Improvement Value: \$148,500
Total Market Appraisal: \$208,500
Assessment Percentage: 25%
Assessment: \$52,125

Subdivision Data

Subdivision:
PORTER HILLS SEC 2
Plat Book: 4 Plat Page: 75 Block: Lot: 32

Additional Information

General Information
Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 09
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: C50
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units
1	UTB - UTILITY BUILDING	12X18	216
1	PTO - PATIO		320

Sale Information

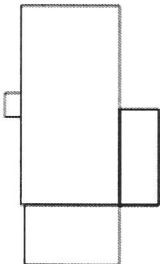
Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: 1 Total Land Units: 1
Land Code Soil Class Units
01 - RES 1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1250
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
04 - FLOOR-1/2 WALL
Shape:
01 - RECTANGLE
Building Sketch



Stories:

1.00

Actual Year Built:

1970

Plumbing Fixtures:

5

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

10 - HARDWOOD-TERR-TILE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

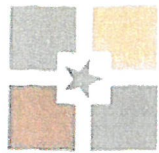
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,250
GRF - GARAGE FINISHED	360
OPU - OPEN PORCH UNFINISHED	24
OPU - OPEN PORCH UNFINISHED	0
OPF - OPEN PORCH FINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/3/2022	\$0	R2810	309		OC - QUITCLAIM DEED	-
8/19/1997	\$74,000	1342	617	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/20/1984	\$0	711	585		-	-
5/27/1982	\$0	687	257		-	-



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

July 26, 2024

Sunset Properties LLC
1011 S Main St
Columbia, TN 38401

RE: **Inspection: 623 Crestland Dr**
Violation: #24-1741-OCC

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
ZO 4400 4.3.9.E.6.ah STR Limited Use Standards	4.3.9 E.6.ah lists limited use standards for STRs where they are permitted. Specifically, the unit must be owner-occupied and registered with the City.	8/9/2024
ZO 4400 TABLE 4.3.9.A-1 LOT & BUILDING SITE PRINCIPAL USE	The Zoning Ordinance prohibits Short Term Rentals (STRs) in CD-2, CD-3L, and CD-3. It also imposes Limited Use Standards for STRs operating in CD-4, CD-4C, and CD-5.	8/9/2024

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office (931) 560-1560 with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

Melissa Sanders
Planner I

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
APPEAL OF ADMINISTRATIVE DECISION
APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as
well as provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$300.00-plus processing and advertising fees)¹ by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. Applicable drawings, illustrations, and so forth, to accompany the request.
 - c. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting Schedule. A representative must attend the BZA Meeting.

¹ Applications fees for appeals are refunded if the BZA finds in favor of the applicant.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE	
ADDRESS: 623 Crestland Drive, Columbia, TN 38401	
ZONING: CD-3L	LOT ACREAGE: Lot 32 Porter Hills
LAND USE: Short Term Rental / Residential	BUILDING SQUARE FOOTAGE: 1610
OTHER INFORMATION:	

APPEAL OF ADMINISTRATIVE DECISION REQUEST:

APPEAL OF ADMINISTRATIVE DECISION	8.5.17
Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the <i>Zoning Ordinance</i> in question.	
APPEAL OF: Notice of Violation 24-1741-OCC	
ZONING ORDINANCE SECTION: 4.3.9.E.6.ah; Table 4.3.9.A-1; 1.22.2F	
CITY OFFICIAL WITH TITLE AND DEPARTMENT: Melissa Sanders Planner I Development Services	

APPLICANT

NAME	L. Bruce Peden	PHONE	931-381-0600
ADDRESS	219B W. 7th St., Columbia, TN	EMAIL	lbpeden@bellsouth.net

PROPERTY OWNER

NAME	Sunset Properties LLC	PHONE	931-334-1596
ADDRESS	1101 S. Main St., Columbia, TN	EMAIL	designbymercedes@icloud.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

L. Bruce Peden

APPLICANT NAME



APPLICANT SIGNATURE



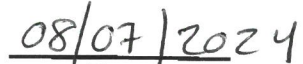
DATE

Sunset Properties LLC

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE



DATE