

5/30/2017

**To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 16<sup>th</sup> District.**

TM Ventures, LLC plans to submit a development proposal to request a zoning change for 8700 Lynnhall Ct, Prospect, KY 40059

Short-Term Rental

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In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

**June 29, 2017, 5:30pm at the Harrods Creek Fire Department located at 8905 US-42, Prospect, KY 40059**

At this meeting, TM Ventures, LLC will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

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6-29-2017 ARO NEIGHBORHOOD MEETING RE: 8700 LYNNHALL CT  
 Sample Neighborhood Meeting Attendance Sheet

Name	Street Address	Zip	Phone	Email
Estelita Haynes	8701 Lynnhall Ct	40059	828-3780	
Ella Pava	8810 Lynnhall Ct	40059	228-884	
Caroline Daniel	9107 Lynnhall Ct	40059	(202).883. @453	
LATKILL FAREW	6606 KENDALL DR	40059	228-0842	
JACKIE FAREW	" " " "	"	"	
Patty Rollins	8806 Lynnhall Ct	40059	865-968-9383	
Gary Rollins	" " "	40059	865-368-9373	
Ketko Jarnagin	6600 Ken Carla Dr.	40059	502-821-2101	
Lynne Nowak	8704 Lynnhall Ct	40059	(502) 403-6701	
Jacqui Horton	8804 Lynnhall Ct.	40059	502-448-1652	
HARVEY LAKEFORD	8808 Lynnhall Ct	40059	228-1188	
CLARENCE MATTHEWS	8702 Lynnhall Ct	40059	228-8388	
Milton Menden	8802 Lynnhall Ct	40059	228-3556	
Robert Unsworth	8807 Lynnhall Ct	40059	228-8376	
Anthony Pava	8807 Lynnhall Ct	40059	228-8376	
Anthony Buckley	8711 Lynnhall Ct	40059	292-3121	
Cheryl Buckley	8711 Lynnhall Ct.	40059	292-3121	

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TM Ventures, LLC

June 29, 2017

Neighborhood Meeting

RE: Conditional Use Permit for short-term rental of 8700 Lynnhall Ct, Prospect, KY 40059

- Introduction of TM Ventures LLC and partners
  - Jon Mand
  - Jake Tidmore
- Introduction of professional short-term rental hosts
  - Key Source Properties
    - Jonathan Klunk
    - Justin Reid
- Explanation of significant investment in neighborhood by TM Ventures
  - Investment in excess of highest sale price in neighborhood
  - Our goal is aligned with HOA
    - Quality guests that respect property, neighbors, and protect neighborhood property values
  - Steps taken to ensure compliance with goal
    - House rules
      - No parties
      - No alcohol outside or public intoxication
      - No street parking
    - Guests are screened in advance based on user reviews
    - TM Ventures LLC controls the property and ensure it is properly maintained and reflects well on the neighborhood by using professional contractors for:
      - Landscaping
      - Regular lawn care
      - Any repairs needed
    - Guests have been primarily families visiting Louisville for family activities or professional engagements
- Questions/comments?

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NOTES FROM NEIGHBORHOOD MEETING RE: CUP - 8700 LYNNHALL CT:

- Neighbors voiced concerns that property would host “whores and drug dealers”.
  - We explained that guests have been primarily families visiting Louisville for family activities such as the IronMan competition, a bicycling competition, a children’s robotics conference, family reunions, a girl’s basketball team competition, work conference/meetings, church conference, lacrosse tournament, sailboat race, etc.
- Several complaints with a different short-term rental in the neighborhood were voiced.
  - None of the complaints mentioned in the meeting were due to guests of 8700 Lynnhall Ct.
  - TM Ventures has voluntarily limited the number of guest to less than the maximum allowed by Louisville Metro ordinance.
- Parking concerns were voiced.
  - Explained that we had updated our house rules to prohibit street parking by guests as the driveway area and garage of the property provide more than enough parking.
- Concerns regarding diminution of property values by rental house in the neighborhood were voiced.
  - TM Ventures has updated 8700 Lynnhall Ct to a superior level as compared to the other homes in the neighborhood. It is not an exaggeration to say it is now the most expensive home in the neighborhood.
  - Other properties have been used as rentals over the years and another property located at 8708 Lynnhall Ct is in disrepair and is being used as a rental currently. 8700 Lynnhall Ct is completely renovated, professionally landscaped, and maintained by professional lawn service company. It reflects very well on the neighborhood.
- Concerns were raised regarding the deed restrictions for the neighborhood.
  - It was explained that the Conditional Use Permit process is separate from any deed restriction process and that the CUP process was not the proper venue for resolving their questions about the deed restrictions.
  - TM Ventures LLC’s attorney, Lee Harris, has reviewed the deed restrictions for Ken Carla and the relevant statutes and case law. It is clear that the proposed use of the property as a short-term rental is a residential use of the property that is permitted under the restrictive covenants for the neighborhood. A letter outlining TM Venture LLC’s legal position is being drafted and will be sent to the Ken Carla HOA’s attorney.
- It was noted by TM Ventures LLC’s representatives present that the president of the homeowners association in opposition to the short-term rental use has herself used short-term rentals on a number of occasions and has used short-term rental services to rent out her personal residence.

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