

## NOTES FROM CITY COUNCIL WORKSHOP ON SHORT TERM RENTALS

### PRO'S AND CONCERN'S FROM THE PUBLIC

Thursday, August 10, 2017

5:30 – 7:30 pm

City Services Center

#### I. **PRO'S:**

- Sharing Culture
- Extra Income for host
- Helps Knoxville become a destination
- City economy will benefit
- Offers alternative for travelers
- Can improve aesthetics of street/neighborhood
- Encourages local business
- Guests are screened
- Long-term community growth
- Good to regulate for safety, fairness
- Keeps Knoxville progressive and relevant
- Within property rights of homeowners
- Safe option for lodging (feel safer in a neighborhood)
- Permits can be enforced through proposed software
- Increases tourism
- Tax money – increase tourism
- Economic development
- Affordable lodging option
- Family income, closes income gaps, keeps families in homes
- Pipeline for new homeowners
- Beautifies neighborhoods/maintains homes
- Different type of lodging – “customizable”
- Some people prefer – may facilitate tourism
- Potential revenue – City/County
- Promotes access to business in safe walkable neighborhoods (has things to walk to)
- Could promote well-maintained houses
- Civil service – provides housing in case of hurricanes, fires
- Financial opportunity for hosts and guests
- Revitalization of blighted properties
- Tourism – income for the city – freedom of choice
- Abide by rules
- Empowering to women/retirees
- Meet new people – world travelers
- No burden on schools

- AirBNB can make money
- People from all over the world visit Knoxville
- Tax revenue
- Today's reality
- Visitors see great neighborhoods
- Existing market demand for STR's
- Enable investment for first-time homebuyers
- Supports urban wilderness
- Look at Chattanooga's model
- Have & have nots
- Out of 8,000 visits, 5 complaints (non-criminal)
- Property value increase
- Enforcement measures already in place
- Good for tourism; proactively puts money into local economy
- HOA's can enforce
- Can fairly compete with County STR's
- Tax source
- Screened tenants/guests
- Small business opportunity
- Tax benefits
- Low cost opportunity for travelers
- Renovates houses
- Increase travel money in Knox, they will go elsewhere
- Property rights???????
- Gives Knoxville short-term opportunities

## II. CONCERNS

- Potential effect on property values
- Concern of no resident on site
- Increase in general activity
- Runs counter to existing neighborhood character & functioning
- Enforcement
- Stability/transient parking
- Nuisance – parking, activity
- Decrease of affordable housing
- Decrease sense of safety
- Loss of single family concept
- Tax equality
- Not appropriate for all zones and areas
- Operators communicating with neighborhoods
- How do neighbors know how to reach point of contact?
- How does it affect affordable housing? Crisis
- City deems it "illegal hotel"
- Traffic, parking

- Market saturation/density of STR's in one neighborhood
- Enforcement
- Absentee landlords (non-owner occupied) taking advantage
- Noise/disturbing the peace and quiet of the neighborhood
- Parking
- Rowdy parties that go through the night
- The "slippery slope" as the definition of zones change
- Creating disputes between neighbors
- Evolution of STR's into larger investor-owned businesses
- Illegal activities – human trafficking, drugs
- Lack of oversight
- Inflating home prices/long-term rental prices
- Deterioration of the neighborhood
- Tough to sell next to STR
- Parking
- Not knowing the neighbors
- Property values down
- Noise
- Hard to enforce
- Those that now are renting through ABB are renting illegally. Can we expect them to follow rules or laws later?
- STR will take away affordable housing from folks that are lower income bracket
- Losing sense of community with the transient market
- Garbage
- The neighborhoods/communities have now the responsibility to police the ordinance
- Safety
- Compete with regulated and taxed hotels/motels
- Violates existing zoning
- Disrupts social fabric
- Encroachment of business in a residential district
- Risk of STR's spreading
- Shortage of affordable housing
- STR's should be in a hotel zone
- Reverses trend in residential neighborhood
- Don't participate in community efforts if they are not occupants
- Would the ordinance override an HOA? (answer: it would not affect it)
- Potential to devalue property values
- Puts a business in an R-1 – R-1E zone
- Parking
- Loss of affordable housing
- Traffic
- Unregulated (currently)
- Violation of Home Owners Association bylaws
- Ignores zoning ordinance

- Not in R-1 and R-1E
- Noise
- Enforcement
- Commercial business in neighborhoods
- Risks R-1 and R-1E future sale of home
- Who verifies number of people in house?
- Americans with Disabilities Act like hotels/motels
- Inherited permit?
- Need open permit process like Use on Review
- Street parking unsafe
- Strangers/safety
- Children safety
- Reduces Neighborhood Watch
- Neighborhood harmony
- Old neighborhoods don't have HOA