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 Knoxvillians 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