



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

**[MPC Comment] Agenda item 5-C-17-OA on Short Term Rentals, MPC review
10/10/17 and public meeting 10/12/17**

1 message

SHANE <spber@comcast.net>

Tue, Oct 10, 2017 at 7:13 AM

Reply-To: spber@comcast.net

To: "Berrier, Patti" <spber@comcast.net>, commission@knoxmpc.org, gerald.green@knoxmpc.org

Cc: pberrier <pberrier@utk.edu>

To Gerald Green Executive Director, MPC and all MPC Commissioners,

A more restrictive ordinance to not allow any Short Term Rental in residential zones SW1, R1, and R1-E zones would be acceptable. As this would set a clear boundary for absolute enforcement to occur in those zones. No questions need be asked.

The only other alternative is what was originally proposed in the MPC draft ordinance from earlier this year. In this case, please keep the restrictions which were written in the draft proposal to protect residential areas SW1, R1, and R1E with only strict homeowner occupied for STR use. Which would also limit one home to the homeowner. This will at least give residents the ability to actually speak and communicate on the spot if there are problems with a STR tenant. And again absolute enforcement must be followed through by loss of monetary, and/or both loss of permit to operate the STR for a period of one year. That way with the new year a new fee can be assessed for that year.

As issues with parking, noise, trash and strangers can and have occurred, near where I live. Live-in or onsite homeowners have more to lose, so I think this restriction would work to keep the character of the rest of the neighborhood intact by quickly solving problems.

At least with these restrictions and also background checks, occupancy limits and required parking it builds a safety factor for the rest of the neighborhood and is considerate of other affected homeowners in the end and their property values.

STR is still a business use within residential areas to be controlled.

Thank you,
Patti Berrier
807 Phillips Avenue
Knoxville, TN 37920

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Opposition to the Proposed Ordinance on the section allowing Short-Term Rentals in R-1 and R-1E

1 message

Dearden, Boyd L <bdearden@utk.edu>

Mon, Oct 9, 2017 at 2:55 PM

Reply-To: bdearden@utk.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I am in opposition to the proposed ordinance allowing Short Term Rentals in R-1 and R-1E single housing zones. Short term rentals (STR) are simply incompatible with the lifestyle that families in single-family neighborhoods have a reasonable right to expect. When we all bought our homes in Knoxville, R-1 and R-1E zoning was in place and is a promise made by a city to its current and future residents. Knoxville has broken that promise for almost a decade by not enforcing clear restrictions in its municipal code. Jesse Mayshark, communications director for Mayor Madeline Rogero, said short-term rentals have been illegal in Knoxville in residential areas, though the city hasn't pursued anyone unless a complaint was made. "In general, Short Term Rentals are not currently legal in Knoxville. Except in hotels, motels and bed and breakfasts, City code does not permit the rental of residential quarters for a period of less than 30 consecutive days." There are currently over 300 illegal STR homes in Knoxville today. Now, the city wants to legitimize its misguided policy with code revision that would only exacerbate the problem.

The hospitality industry suffers when visitors choose residential dwellings over hotels/motels. This not only affects profits for owner/operators, it also impacts the hospitality workforce. Increasing occupancy in local hotels and motels will assure payment of TOTs and promote expansion of additional rooms in appropriate visitor-commercial zoned districts. That is one reason why hoteliers, unions, and citizens group oppose STRs. Schools are impacted as enrollment rates decrease, resulting in consolidations and closures. Housing suffers. Many cities face severe housing shortage and thousands of STR conversions force out homebuyers and long-term renters. Entire apartment complexes have been converted to STRs, driving out long-term residents, decreasing rental supply and increasing rents.

Long-range, we keep thinking about kids growing up in neighborhoods without neighbors. As residency rates tumble, so does social structure. When a neighborhood is full of STR's who will be your kid's Little League coach? Who will your daughter play with when there are no other little girls left in her neighborhood? Who will participate and volunteer at schools, planning groups, town councils, churches, synagogues and charitable organizations? Who will look out for you and your property? Who will check on the elderly, ill, and home bound residents of your neighborhood?

When families make the most important purchase of their lives – buying a home – they do so because they want a suitable environment in which they can do the most important thing they will ever do – raise their children and create a neighborhood environment. They have a reasonable right to expect that in a single-family neighborhood. For them, for all of us, but, especially for our kids a neighborhood should mean neighbors, not strangers! Protect and enforce the single housing zones R-1 and R-1E!

Boyd Dearden

732 Kempton Rd

Knoxville TN 37909

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This message was directed to commission@knoxmpc.org

To: Commissioners, Metropolitan Planning Commission
Date: October 9, 2017
From: Richard and Mary Stair
Subject: Short Term Rentals

Ladies and Gentlemen:

This letter is written to urge you to reject the proposed Ordinance now designated Short Term Rental Ordinance Proposed to be Added to Chapter 16 as a newly created Article XV. In support of our opposition to the proposed Ordinance we ask you to consider the following.

Most importantly, enactment of this proposed Ordinance will serve to completely eliminate neighborhoods within the City historically zoned exclusively for single family residences. Legitimizing short term rentals will provide homeowners in single family residential neighborhoods the opportunity to engage in the business of renting rooms for profit with the resulting potential for disruption of those amenities that attract families to residential neighborhoods: e. g., increased traffic flow, on street parking, late night activities, and interaction with transients who have no concern for the integrity of the neighborhood. In effect, this Ordinance will establish hybrid residential/commercial districts without going through the formality of legally amending the City's zoning ordinances.

While we believe this proposed Ordinance should be rejected in its entirety by MPC, should it go forward we ask that you consider amendments to enhance transparency in the permit application process. This can be accomplished through public notice of those seeking short term rental permits by posting a sign on the property and/or by publication in the Knoxville News Sentinel. Additionally, public meetings should be held to consider permit applications where neighbors will have an opportunity to be heard.

Of primary importance is enforcement. Notwithstanding that the drafting of the proposed Ordinance began over a year ago, the City did not then, nor has it to date, taken steps to publicize the illegality of short term rentals. Those homeowners engaged in the short term rental business do so openly, with knowledge that they are in violation of existing zoning ordinances, and without fear of reprisal by the City. What incentive does the operator of a short term rental business have to comply with a restrictive short term rental ordinance? Knowing there will be no interference from the City, why not ignore the Ordinance and continue operating as is? Will Airbnb and other online hospitality services agree to deal only with Ordinance compliant homeowners? These are some of the enforcement questions that are unanswered by the City and the proposed Ordinance. While we recognize that enforcement of any ordinance is the City's obligation, we believe this Ordinance should contain appropriate methods of enforcement.

Thank you.

Richard S. Stair and Mary W. Stair
1214 Park Glen Rd
Knoxville, TN 37919



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC consideration of short term rental ordinance.

1 message

William Lyons <wlyons@knoxvilletn.gov>

Mon, Oct 9, 2017 at 11:04 AM

Reply-To: wlyons@knoxvilletn.gov

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Gerald Green <gerald.green@knoxmpc.org>, Jesse Mayshark <jmayshark@knoxvilletn.gov>, Crista Cuccaro <CCuccaro@knoxvilletn.gov>, Charles Swanson <cswanson@knoxvilletn.gov>

Commissioners,

Hello! I wanted to send you a note ahead of your consideration next week of the City's proposed short-term rental ordinance. As you know, City Council referred some items back to MPC for consideration. This is a complex issue, and we appreciate your taking the time to study it. I know you have received Executive Director Green's staff recommendations on those issues. I have been working on this for more than a year along with other City staff members, and I would be happy to answer any questions you might have or to discuss the issue with any of you.

I know you have also received correspondence from Don Parnell raising some concerns about the ordinance. I want to assure you that Mr. Parnell has previously raised those issues with our Law Department, and our Law Department is completely comfortable with the approach we have taken. A number of us did have a meeting with Mr. Parnell about his concerns. At that meeting we shared our reasons for the approach we took. While the meeting was professional and pleasant, we obviously did not reach agreement.

Our ordinance is not contained in the zoning code because it does not affect the zoning code – the underlying zoning for all properties remains in full effect. Residential properties remain residential, with full-time residential use. Moreover, using an annual permit system rather than creating a new permitted use in the zoning code gives us much more flexibility to make changes in the ordinance if needed to respond to community concerns. It also avoids creating any vested right to operate a short-term rental. Our proposed ordinance will give us the tools we need to address an existing and growing global phenomenon in a way that protects our neighborhoods, respects property rights and ensures that all appropriate fees and taxes are paid by those operating STRs.

Thanks again for your time and for your consideration of this issue.

Bill Lyons

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