

Stakeholder Meeting #4, May 20, 2019

Attendance

Stakeholders: Rob Rehley, Pat Williams, Rebecca Freeman, Phil Thomason, Sheridyn Williamson, Nancy and Ira Chilton, Martin Wieck, Craig Kennedy, Chris Aycock, Grace Renshaw, Elizabeth Smith, Helen Curnutte, Irwin Venick, Jane-Coleman Cottone
Staff: Robin Zeigler, Victoria Hensley
MHZC Rep: Kaitlyn Jones

Overview

The primary purpose of this meeting was for Victoria Hensley from the Center for Historic Preservation at MTSU to present her research regarding attached dwelling units (ADUs) in other cities.

For a summary of the presentation, see [power point presentation and Hensley's report online](#).

Discussion Points

(Please note that issues such as short-term rental (STR), ADA, and parking requirements are not a part of this project. This list constitutes what the stakeholders discussed.)

- Patricia Williams and Ira Chilton said that they shared information with their neighborhoods, which are zoned primarily single-family but do have some non-conforming duplexes, and those they polled unanimously preferred that the owner live in one of the two units in order to have a DADU and that that two units should not be allowed to be sold separately.
- There is no desire to review interior alterations
- The number of DADUs that are used for short-term rental is a concern
- The fact that people want both vehicle space and apartments result in outbuildings that take up the entire yard and that are too tall, sometimes taller than the principal building. Lack of greenspace is also a concern.
- Concerned with the amount of tree loss and storm water issues when lots are completely built-out
- Affordable housing is an important issue and this allows young people to stay in the city
- Important to not allow for short-term rentals in a DADU but acknowledge that enforcement is difficult. If STR is allowed it negates the possibility of truly providing affordable housing.
- Concerned about creating or continuing with rules that are not enforceable. Why is there a requirement that the owner live in one of the two units? The concern is a loss of "neighborhood" if it is all rentals and an owner on-site will be more likely to keep up the property.
- Parking requirements for DADUs is essential but not to the extent that it allows for the loss of all green space on a lot

- Liked the idea of the size of a DADU being based on a percentage of the front house which is better solution than providing maximums
- Like the idea of requiring parking associated with proximity to transit but the transit corridor needs to be ADA accessible from the neighborhood

A participant asked if we have seen an increase in outbuilding requests and in what neighborhoods. In 2012, there were four applications for outbuildings compared to 137 in 2018. Here are some rough numbers.

DISTRICT	2012	2013	2014	2015	2016	2017	2018
Belmont-Hillsboro	3	4	3	4	12		
Cherokee Park					1		
Eastwood			2	2	8		
Edgefield	1		1	1	4		
Germantown				1	1		
Lockeland Springs-East End			4	1	18		
Maxwell Heights					1		
Park & Elkins				1			
Salemtown					1		
Waverly-Belmont					3		
Woodland-in-Waverly				1	3		
TOTAL	4	4	10	11	52	49	137