

# Why single-family homeowners should worry about zoning reform and upzoning

## 1. Your property taxes will likely rise, even if you don't build a thing.

When your neighborhood is rezoned for higher density (duplexes, triplexes, etc.), the entitlement value of your land increases — and so does its assessed value. That means higher property taxes, regardless of whether you improve, sell, or change your home.

## 2. Speculators or developers may target you.

Upzoning can turn your quiet street into a profit zone. Investors may start buying up neighboring properties, and the pressure to sell—or live next to rapid redevelopment—grows. You could see your block transform before your eyes, with little say in the matter.

## 3. Infrastructure may not keep up and the environment may suffer.

More units mean more cars, strain on sewer and water lines, overburdened streets, and crowded schools. But it's not just infrastructure at risk. Subdivided lots often result in the loss of tree canopies, wildlife habitat, and green space, replacing nature with pavement and density. Neighborhoods' localized culture and identity can erode just as quickly, replaced by speculative designs that ignore context and community values.

## 4. Community character and stability are at risk.

Zoning reform is often pitched as technical, but its impact is deeply personal. Without protections, long-established neighborhoods' charm, scale, and cohesion can quickly disappear — replaced by high-turnover units and transient development.

## 5. You're paying for a policy that may not help anyone you know.

Despite promises, these reforms rarely deliver true affordability. They often inflate land values, attract investor interest, and displace longtime residents. Working families are priced out or displaced while the burden of speculation falls hardest on those who stay.

## 6. How do we know this?

Nashville's redevelopment trend began with the 2010 Horizontal Property Regime law, which allowed multiple homes to be built on some single lots without adhering to traditional subdivision rules. This was reinforced by the 2015 NashvilleNext General Plan, which promoted corridor middle to higher densities. Together, they triggered widespread upzoning, speculative infill, and the erosion of affordability and neighborhood character.

But ask yourself: Have prices gone down? Have rents stabilized? Has homeownership become more accessible—especially for those who need it most?

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***If more housing supply was the answer, why has affordability only gotten worse?  
And who exactly has benefited from all this so-called progress?***

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Save Our Nashville Neighborhoods, Inc. (SONN or SONNinc) was founded by a coalition of neighborhood associations in District 23 and has grown into an independent, citywide movement. SONN advocates for neighborhood preservation, civic engagement, and place-led planning—grounded in the voices of residents across Davidson County. It operates as a 501(c)(4) nonprofit organization.

SONN supports housing strategies rooted in real community needs—not profit-first models. We oppose deregulated, supply-side housing policies that are actively harming the very people Nashville's latest trends claim to support: essential workers, vulnerable families, and long-time residents.



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