

# What zoning reform could mean to your neighborhood

Zoning reform isn't just about abstract policy—it shapes what your neighborhood looks and feels like. Nashville's new push for 'missing middle' housing and increased density may sound harmless, but the real-world impacts are already being felt across the city; this is not a new concept- we have lived it for the last 15 years.

***Here's why every neighborhood should be paying attention:***

## What It Could Cost You

- Property tax increases as upzoning raises land values—even if you're not selling or redeveloping your property.
- Demolition of existing affordable homes to make way for luxury or speculative builds.
- Corporate and investor ownership replacing individual homeowners, eroding community ties.
- The potential result is out-of-scale housing owned by Wall Street.

## How It Changes Your Block

- Three-story fourplexes (or more) could be built next to single-story homes—changing your street's scale overnight. Real estate investors maximize property use.

- Tree removal and loss of green space as developers maximize buildable square footage.
- Multifamily buildings redefined as 'single-family'—a form-based solution conceptualized with no evidence of legitimate regulation to support the claim. Note: Live rezonings are proposed in two council districts for implementation now, and multifamily buildings and high-density foundations are proposed for single-family neighborhoods. Does this make sense?
- Side and rear setbacks are reduced or eliminated, resulting in crowding and a significant alteration to the scale of streets.

## What You May Not Be Told

- Noise, traffic, and infrastructure strain in neighborhoods not designed for higher density.
- Loss of neighborhood character and architectural continuity.
- Public feedback was and remains ignored.

Zoning reform is being fast-tracked—often without your voice. Whether you rent or own, your neighborhood could change dramatically. Visit [SONNinc.org](http://SONNinc.org) to learn more, get involved, and help protect the character and affordability of Nashville's communities.

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***We need your support. Please visit our website at [SONNinc.org](http://SONNinc.org), donate, and share with a friend.***

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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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