



April 18, 2017

Dear Honorable Members of the Tennessee General Assembly,

On behalf of AIA Tennessee, I am writing today to ask that you oppose and vote AGAINST HB 476/SB 520. This legislation would strip away local governments' ability to adopt worthy zoning and design regulations within its jurisdiction. Local governments adopt zoning regulations that support master land use plans that protect the identity of towns and cities within Tennessee, as well as protect the land value for its residents.

This bill goes much further than what the group who brought it to the General Assembly may have you believe. To suggest that it is limited to superficial topics like "brick vs. siding" or "where the garage is placed" without fully describing the far-reaching effects is irresponsible at best. This legislation alters the checks and balances tool that local governments have to apply good design in their communities.

Housing that adds value at an affordable price can be accomplished without stripping the local government's ability to enforce design requirements and regulations. With a collaborative process among local leaders, homebuilders and its citizens, housing at all price points can have high quality architecture with a creative use of building materials, contextual design, and massing which helps integrate it into the fabric of the neighborhood. This is the current reality and should be maintained.

Local governments across the state also oppose this legislation. A case in point is Williamson County and the City of Franklin. Community design and standards have been a part of making Williamson County/Franklin one of our nation's leaders in job growth, and also in significant permitted development. Local government officials and the planning departments are doing something right. We believe Franklin is a leading example of what communities should be doing to work with developers and homebuilders in protecting home values, fostering pride in communities and attracting more residents to live in their towns.

HB 476/SB 520 is not the answer to "low cost housing." I contend that it is not the answer to anything at all and only accomplishes the erosion of effective local management to the benefit of a group of people who would like the option to erect structures that do not comply with the wishes of the community and local rules.

Give your local jurisdictions the opportunity and authority to enforce zoning regulations as THEY see fit for THEIR individual communities. We respectfully request that you vote NO to the one-sided and flawed overreach of HB 476/SB 520. Voting NO is voting YES for your community strength and application of thoughtful design principles.

Please do not hesitate to contact me if you have any questions. Thank you for your time and consideration on this bill.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Campbell".

Greg Campbell, AIA, LEED AP - AIA Tennessee President