

March 11, 2015

Dear MPC Commissioner:

Representatives of Fountain City Town Hall, Inc., attended the February 11, 2015, Annual One Year Plan meeting for the North City Sector. At that meeting we were told that the Traditional Neighborhood Residential (TDR) Land Use Category was being introduced. We believe we understand the reasons for introducing this category but we have a concern and suggestion.

Our concern is that the density is unclear and there is no maximum density. The "Description" says: "...Densities in the range of 4 to 8 dwelling units per acre are typical." The TDR Land Use Category is separate from, and not controlled by the Low Density, Medium Density and High Density Land Use Categories. This is a problem particularly for the R-1A District.

We ask that you consider placing the TDR, Traditional Neighborhood Residential Category as a subset of the Low Density and Medium Density Land Use Categories and the Mixed Use Land Use Category.

The "Zones Permitted" in Traditional Neighborhood specifies "R-1A or RP-1 (with IH-1, NC-1, or H-1 overlay), TND-1, or new residential zone(s)."

R1-A is presently allowed in both Low Density (LDR) and Medium Density (MDR) Land Use Categories. It is the LDR or MDR Land Use Category that determines the density of the development in the R-1A zoning district. R1-A is not a planned zone and it appears that an IH-1, NC-1, or H-1 overlay is not being required for this zone to be included in the TDR Land Use Category, although it is being required for the PR-1 Zoning District.

The R-1A situation is different from that of RP-1. The RP-1 zone, unlike the R-1A zone, is a planned zone which requires that the density be set at the time of the rezoning. And, in addition to the review of the required development plan, overlays are being required for RP-1 to be included in the Traditional Neighborhood Land Use Category.

And, R-1A differs from the Traditional Neighborhood Zoning District (TND-1). The TND-1 limits density to 8 dwelling units per acre and it is a planned zone with required design guidelines.

In short, the R-1A Zoning District, if placed in the TDR Land Use Category, separate from the Low Density or Medium Density Land Use Categories, appears to lack clarity and control of density. We think that is a problem and therefore ask that the TDR Land Use Category be a subset of Low Density and Medium Density Land Use Categories and Mixed Use Land Use Category.

Thank you for considering our concerns.

Yours truly,

Carlene Malone and Charlotte Davis, Fountain City Town Hall Land Use Committee