

Planning Commissioners:

Town Hall East Neighborhood Association Board opposes the application to amend CG-2 and CG-3. This broad dismissal of building zone setback and building percentage for the listed highways fails to appreciate the variation in lot sizes, pedestrian activity along bus lines, and it denies every future possibility of improving our highways.

We particularly protest including Asheville Highway:

1. Only a small part of Asheville Highway is zoned for C-G2 and C-G3 yet the proposal includes all of Asheville Highway. The attached Sector Plan Map shows the stretch of Asheville Highway from Tank Strickland Park/Holston Road to Chilhowee Park as a Mixed-Use Special District and as single family. We encourage the City to adopt and implement a Mixed Use Special District the same way Magnolia Avenue's Mixed Use Special District is addressed.
2. Including Asheville Highway promotes a direction of development that Town Hall East Neighborhood Association and public comment during the East Knox City Sector Plan do not want. Page 29 of the East City Sector Plan:

“Through community input in the sector plan update process, MPC staff heard that people are concerned with establishing better design standards on the major commercial corridors within East City.

A separate public input process would be used for each corridor allowing for multiple overlay standards. This would help address the uniqueness of East Knoxville's corridors, including, but not limited to: Asheville Highway, Broadway, Magnolia Avenue, Martin Luther King, Jr. Avenue, and Whittle Springs Road. The guidelines/standards for a CO-1 overlay district may include the following elements:

- Building and related development characteristics
- Lot characteristics, including setbacks/lot coverage
- Landscaping and lighting
- Access management

3. The East Knox County Sector Plan has also spoken against strip commercial:

“During the course of the public meetings, concern was expressed to limit commercial strip development and offer alternatives for other uses that would be more compatible with nearby neighborhoods that are being established. “

4. Parcels vary considerably in size and width. Broadly applying this amendment blocks any possibility that future development/redevelopment would have pedestrian friendly design. Keeping these design standards encourages compliance through parcel aggregation and creative design. When it can't be done the variance process would directly apply.

Thank you for considering our point of view.

Christopher Osborn, President
Town Hall East Neighborhood Association Board

Attachment: East Knoxville City Sector Plan Future Land Use Map

East City Sector: Proposed Land Use

