

Hi again everybody!

Thanks a million for taking the time to read this.

Last month's meeting was amazingly educational for me. At the time, I had only known about the proposed development on my street for 48 hours and had to scramble to gather facts, consider opportunities to compromise, and speak my mind....and I was NERVOUS! Thanks for your patience. Maybe I should bring a banjo next time.

Note that Oakwood Lincoln Park Neighborhood, in collaboration with City Council and your Commission very recently spent years wrangling this previously haphazardly-zoned neighborhood to its currently consistent RN-2 status. Any spot zoning, as requested here, would not only reverse that work, but would also set a dangerous precedent for this and other neighborhoods seeking sensible zoning and development. If this property were on the perimeter of the neighborhood or a more appropriate thoroughfare, we would wholeheartedly encourage the density requested, as we agree with the sector plan's goals to alleviate the housing shortage in Knoxville.

Also note that the owner/developer lives in California. Revenue generated from these rental properties would not recirculate into our local economy.

I'm hoping that y'all can take a quick moment to drive down Chickamauga before the meeting on Thursday with a few things in mind:

1 - The out of place and unsightly RN-5 development adjacent to the property in question is also owned by the same California-based real estate investor. He and Mr. Falconnier are seeking even more spot zoning to add another out of place high-density development in the middle of this otherwise RN-2 zoned neighborhood.

2 - Quietly changing the previous application to an RN-3 upgrade after last month's meeting, Architect Damon Falconnier provided the neighborhood association with a slightly amended design that seeks to pack seven units onto the small patch to the West of his existing six-unit outlier. When I asked him if he would support a similar development next door to his house - Falconnier smiled and said "well, Matt...there aren't any vacant lots next to MY house." Make of that what you will. And imagine a similar proposal in Sequoyah Hills...or Old North Knoxville...or your neighborhood!

3 - Nobody in the neighborhood supports such a dense development on an already congested street. There are no sidewalks. KUB has not yet provided us with a plan to address the drastically horrible water pressure that we suffer from due to outdated water mains. There is barely enough space there for a single

home...let alone seven of them. And the owner's existing development (the aforementioned RN-5) is already an obvious eyesore to the community. We have no reason to believe that another larger development would be any different.

4 - Everybody in the neighborhood supports a duplex/triplex development that can be built under the existing RN-2 zoning in concordance with infill housing guidelines with a Special Use exception. However, it's important to note that all new neighborhood developments over the past decade have been single-family structures.

5 - I am grateful for your time and service on the Commission. No matter how this goes, I truly believe that you're acting with the community's best interest at heart and hope that you're not adversely influenced by a California investor's agent.

I'd be happy to discuss any of this in person at (808)855-8646. Or just stop by for a cup of coffee! I've been slowly renovating the 1890 farmhouse immediately adjacent to the properties in question. It's a cool old house! If you can take a moment to lay eyes on what's proposed, I'm sure you'll agree that RN-2 is plenty for Mr. Falconnier and his boss in California.

all the best

Matt Morelock