

FROM THE DESK OF

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To: Knoxville-Knox County Planning

Subject: Ordinance Amendment [8-B-23-OA](#)

I am writing this letter in support of proposed Amendment 8-B-23-OA to our City codes. Reducing or removing setbacks in the C-N zone is a good and necessary step if we are to create small commercial neighborhood centers where locals can feel safe walking or biking to from their homes. Especially with the removal of a minimum side corner setback, the 'urban wall' condition will be able to exist which would allow small walk-up stores like corner grocers, barber shops, and the like, and will go a long way in helping giving neighborhoods a 'Main Street' or 'Main Intersection' in which to gather. I am not sure what Planning Staff means in their comment about potentially creating 'out-of-scale' buildings to the neighborhood, as scale is more dictated by height than setback limit and C-N zoning height requirements would not change under this Amendment.

As well, removing side setbacks creates the urban condition necessary for a pleasant transit trip, as it requires less walking from a transit stop to a store (or residential) entrance. Allowing this Amendment can help to create walkable 'nodes' in our neighborhoods that could potentially lead to increased transit service in the future as these areas would be hubs for walkability and therefore increased commerce.