

I'll start by saying, I do support MMH and I believe there is a need for it. I think we have good examples going up around us in South Knoxville. I also think MMH and more dense developments could help alleviate a lot of traffic and infrastructure issues in all of the more suburban areas of town.

My main concern is the historic preservation of our urban neighborhoods. I was able to go to the workshop last week, I have read the report from Opticos and I actually had a call with Tony Perez from Opticos this morning to discuss their views on how MMH impacts historic preservation.

I reached out to them after I read the report because I noticed they used historic/pre-1940 examples to showcase existing MMH in Knoxville; however, there were no explicit statements on preserving those examples or preserving existing single family homes in historic neighborhoods. Tony said it is implicit in the report that MMH is meant for development of infill lots, greenfields, along commercial corridors etc. However, conversions for single family homes to multi-family is also discussed. I know there are concerns of historic homes being turned into multi-family as many were in previous decades as the neighborhoods declined.

I'm less concerned about the infill construction (or even regulating "styles") but what worries me is when an infill lot is developed, what is keeping the lots with existing homes surrounding that lot from being torn down and redeveloped? I know there are some protections in place for historic neighborhoods/buildings but, as we've seen, things like demolition delays aren't enough. Then what about the older neighborhoods which don't have any protections or designations?

I know a lot of this can be handled via the zoning updates, regulations, allowed uses vs. special review, etc. But I know this is a concern among the residents of older neighborhoods and I don't want that to hinder support for MMH. I am hoping the city can make some clear statements on how MMH can work with historic preservation and not against it.

As always, thank you for all you do for our city.

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