

I wanted to address the misinformation that made its way into the Staff Report. I ask that this email and attachments be forwarded to the Commission and included as part of the case file.

My entire point in attempting the RN4 zoning is an effort to save the historically contributing structure. The cost to save the structure exceeds the after repairs value even if converted to a duplex.

I have explicitly told Lindsay numerous times that if I can get this rezoning and permission to add a tiny duplex (22' x 24' is the size I've landed on) I would save the structure and convert it into a duplex. Saving a 120 year old structure that is riddled with rot, termite damage, and sits less than 1' above the crawl space and has framing below grade along the entire north elevation is no small task. Without the ability to generate the required funds from this restoration project by some combination of adding square footage (building depth limitations under Art. 4.6 prevent that) and/or increasing rental producing units on this site, the existing structure will be demolished. However, if I am permitted to utilize the huge backyard and alley access to develop additional rental units I will save this structure. (Historically there is precedent for this type of development all throughout Mechanicsville).

While the Staff Report notes that I have obtained a BZA variance for a new construction duplex on this parcel; it doesn't explain that this variance only came about last minute as a backup plan after Amy and Lindsay refused to continue discussions about this project. See the attached file "Email - Amy Brooks - 1214 Callaway - 14 June 2024.pdf").

Following that email I was unsure what to do, and the confusion was not limited to me. Jen Scobe placed 1214 Callaway on the BZA agenda and published it, without having received payment from me. When she let me know she had published it and included it on the agenda I then submitted payment and figured \$250 was worth the option as a backup plan. See the attached file "Email - BZA Fee Due - 10 July 2024.pdf").

Find attached the preliminary drawings I have that include saving the structure. These drawings have not yet been submitted as Lindsay refuses to accept anything less than a full set of plans--it's impossible to create a full set of scaled plans when it's unclear what the zoning of the property will be! I pulled this together in response to the Staff Report and Recommendation to provide a more complete understanding as to the intent of this rezoning request.

For over 20 years I have lived in Mechanicsville (322 Douglas Ave). The Staff Report is correct that I do own much of that blockface, and the neighborhood generally. When I first moved here crime, including violent crime, was commonplace; there were more abandoned homes than occupied homes; and the only development was the tail end of the Hope VI project led by KCDC. Since that time there has been no significant housing development other than the 30+ projects I have acquired, rebuilt, built new, or the 20+ other projects that I steered like minded investors to. Most of my acquisitions, and

the acquisitions I steered like minded investors to, were blighted, abandoned homes like the one at issue here. But for my efforts many older homes would have been burned by the homeless (3 in winter of 2021 alone) or demolished by the city (over a dozen in the years I've been here) or other private developers. I'm not some developer trying to make a buck---I'm a resident trying his best to save MY neighborhood.

Mechanicsville is checkered with all sorts of residential zoning -- many different types of multifamily housing. Most of which is KCDC owned and often is nonconforming on RN2 zoned property (like the parcel directly behind this one 094FQ031; or these nearby: 094FP027; 094FN036094FL013; 094FN017) See also 094FG002. And yet, Mechanicsville still has far lower density than it historically did! I've attached page 90 from the 1917 Sandborn Map that includes this very parcel. Even with the new Middle Housing ordinance, as it's currently interpreted and implemented by Planning Staff, is woefully impotent to address the housing crisis facing our city. We need to bring density back to the city so we can protect our farmland, hillsides, and riparian areas! The population of Knoxville from the 1970 census to the 2020 census increased by a mere 15,000 people -- yet our TDR area is a ghost town compared to then and our farmland has all but disappeared! See the attachments showing Page 39 of the 1907 Sandborn and compare to the attached KGIS map of the same area from today!

While Planning Staff might consider my efforts "manipulation" I honestly believe I'm working within the adopted ordinance to make an imperfect and obtuse zoning code yield the best results for my neighborhood, that historic district, that old house, that blockface, and indeed the entire city and county.

Moreover, there is significant change afoot in Mechanicsville. Less than a mile away is the new baseball stadium, less than 1/2 mile away is the new Encore Golf Event center, even closer is 14 townhome units being built on W. Fourth (094FE011, 094FE014, 094FE015, 094FE016); KUB is currently upgrading the gas main along University Avenue, and recently upgraded water mains along University and Douglas Ave.

I have contracted with Sanders Pace Architecture to begin a Master Planning for my commercial properties (Totaling over 2 acres) along W. Fifth Ave. (094FE019, 094FE020, 094FE021, 094FE022, 094FD024). I am in talks with Ally Architecture for a TH development of my lots on University Avenue at the end of this block. (094FQ009, 094FQ037, 094FQ038).

Finally, there are numerous examples of RN4 zoned small lots in the TDR area surrounded by RN2. See the Corner of Harvey and E. Emerald. (Attached file: "RN4 on Small Lots - Harvey & E Emerald - 5 August 2024.pdf").

A minor expansion of RN4 to this lot is precedented and when coupled with the historic preservation goals of this project it achieves the best possible outcome: saves a historically contributing structure, preserves the historic view of the blockface (the additional unit is built at the alley behind the historic structure), increases housing stock by 4 dwelling units, demonstrates the power of the newly adopted Middle Housing Ordinance to be used in historic preservation while delivering affordable housing

options, increased investment in Mechanicsville by approximately \$500,000, expands the tax base significantly, and with 4 dwelling units on this parcel increases the taxes considerably (40% vs. 25% of assessed value); and produces 3 affordable single bedroom units and 1 two bedroom unit. I can think of no better outcome.

Thank you for your time and attention to this matter and I look forward to discussion at the meeting Thursday.

Respectfully,

Bentley