

Good afternoon,

My name is Drew, and I live in north Knoxville. I wanted to share my support for more types of medium-density housing in the city of Knoxville and less stringent criteria on land use. As we see an increase of an adult population in the city of Knoxville, whether it is because of recent college graduates who find permanent residency here in the city or because of the desirability of moving from another state here to Tennessee, it is clear the city needs more medium density housing available such as duplexes, townhomes, and other such grouped housing.

With more medium density housing, this could bridge the gap between single home low-density housing and high-density housing (such as higher-rise apartments) while making housing more affordable for some who cannot afford the other types (LDR/HDR) of housing. It is logical to "densify" the city as it continues to grow. In turn, this can reduce the amount of transportation used via individual cars if there were more medium-density residential areas available that are also close to public transit options (KAT) that are along arterial roads. The more LDR that is approved, the more individual vehicles we will see on all roads and highways.

If we allow for more medium-density housing, we also can allow for more green spaces for the community as well. [This can increase land values by 7%](#), according to an NIH review of urban parks and green spaces from 2022. This can also be a way to interconnect the city's greenways depending on where development takes place. Third places are an absolute need in the city of Knoxville especially for teens and young adults.

I hope the city will reconsider the strict land use criteria for medium-density housing in Knoxville. It is clear that developers and urban planners hear and understand what dissenters are saying by suggesting the design of the duplexes should fit into the surrounding neighborhoods, rather than standing out.

Even aside from that kind of criteria, we are still seeing many people who are in need of housing, and medium-density housing can help fill that gap and ensure families do not end up [living out of their cars](#) from the unaffordability of LDR and HDR locations. I hope you will consider the current housing conditions within the city of Knoxville and expand the options of mixed used and medium-density housing rather than restrict it.

Thank you for your time,

Drew