



Dear Planning Commission,

We are requesting a rezoning of a double lot on 20th Street from RN-5 to I-MU. We believe I-MU is the most appropriate long-term zoning for this location, for several reasons:

Extension of the Zoning:

This parcel is surrounded by multiple I-MU lots with similar historical uses. Rezoning to I-MU would be a natural extension of the existing zoning pattern in the area.

This was part of the justification for the rezoning of case 1-J-22-RZ to I-MU just two blocks away.

Development Pattern and Compatibility:

Many nearby properties have been or are being developed under I-MU standards. Rezoning would allow development consistent with the surrounding context. The sector plan (MU-CC17) actually calls for zones that ensure infill compatibility in regards to dimensional standards.

For example, I-MU allows a 0–15' build-to zone, while RN-5 requires a 25' front setback—creating inconsistency along the blockface (see attached photo).

Mixed-Use Context:

Fort Sanders has long been a mixed-use neighborhood, particularly with a blend of office and residential uses. I-MU would allow future development to align with this established pattern.

The current sector plan designation does not require any specific zones and instead encourages zones that allow a mix of uses.

MU-CC17 Sector Plan:

This district is the north side of Forest Avenue, between 21st Street and 18th Street, and primarily consists of houses and apartments. This area is intended to be a transition area between the hospital and the various uses along Grand Avenue.

Recommended Uses

A mix of uses should be allowed, including residential and office. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- Office (O)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Traditional Residential Neighborhood (TDR)

Recommended Zoning



Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered [****note that it does not say "zones that are permitted under the recommended land uses," it says zones that allow one or a mix of these uses.**] and should be conditioned to require “development plan” review to **ensure infill development is compatible with the surrounding neighborhood**; including, but not limited to, building setbacks, height and parking location and screening. The C-2 (central business district) zone is not appropriate in this district.

We believe this rezoning will support a more consistent and context-appropriate development pattern for the area and we hope you agree!

Exhibit A; buildings built across from and on the same block as the subject site—









Exhibit B; buildings built on adjacent block(s)

