

8-C-25-RZ
305 W. Vine Ave.

Dear Knoxville/Knox County Planning:

I do not support Case 8-C-25-RZ.

The request is to rezone 305 W. Vine Avenue from DK-G, Downtown Grid to DK-B, Downtown Boulevard. Currently, the site is allowed to support residential development under DK-G, but with height and scale limitations appropriate for the downtown grid. The proposed DK-B zoning would permit larger, taller buildings with a greater footprint and higher density than currently allowed.

Vine Avenue is a narrow, one-way street. Construction traffic associated with larger-scale development could create significant disruptions for local traffic, parking, and pedestrian safety. After construction, the increased number of residents and associated vehicles will further strain parking availability and street circulation, which directly impacts Immaculate Conception Church and its parishioners, who rely on these nearby streets and lots.

In addition, the proposed zoning allows building forms and heights that are not consistent with the existing scale and design of surrounding structures. DK-B zoning is intended for wider, major corridors, not narrow streets with existing mid-rise or smaller-scale development. The change could result in buildings that are visually disproportionate and out of character for the area.

For these reasons, I urge the Commission to carefully consider whether DK-B zoning is appropriate for this site and to evaluate potential conditions or alternatives that would ensure the scale, traffic, and parking impacts are mitigated.

Thank you for your time.

Jennifer McNutt