

Recode Comments from Oakwood-Lincoln Park Neighborhood Association for Draft 3, Map 2

OLPNA recognizes the need for the updated zoning codes and looks forward to the benefits. We appreciate the reestablishment of the Infill Design Housing Guidelines that impact several inner city historic neighborhoods, including our own.

We have concerns regarding several segments of the zoning code which include residential, commercial and industrial parcels:

1. The Oakgrove subdivision. The subdivision called Oakgrove, situated west of N Central Street near Woodland Ave and I-275 has been designated as RN-4 in the Map 2 version. This area is already developed with single family residential housing that is historic in nature. The area struggles with revitalization, as it abuts industrial zoning, so homeowners have difficulties with mortgages and loans to improve the properties. There is increasing ownership transfer to rental property in this area. Oakgrove properties are in good to poor condition. It should also be noted that the Sector Plan for this area calls for Traditional Neighborhood Residential Housing. Changing the zoning to RN-4 puts these affordable historic houses at risk for demolition to build apartments. Please refer to Draft Map 1 Version that shows this area as RN-2 in comparison maps below. If there are empty lots, they can be zoned as RN-3 or RN-4 for revitalization. We do not need a blanket zoning for multi-family dwelling units over existing single family dwelling units. See Draft 2 map area outlined in PDF submitted to MPC
[picture]

Note that there are pockets of RN-4 and RN-5 scattered throughout the north Knoxville neighborhoods. There is another area, not pictured, where there is RN-4 zoning for existing single family housing in the odd numbered 800 blocks on E Oldham Avenue and East Woodland Avenue. Again, we recommend RN-2 for existing single-family housing. This is affordable, later era workforce housing.

2. Commercial Zoning along North Central Street. We recommend Mixed Use Commercial Zoning for this area since it is along KAT transportation routes. There is already good placement of C-G-1 zoning abutting residential on the East side of Bruhin Road and the northern section of Lincoln Park known as Roseberry City and Linwood near Chickamauga and Cedar Avenues.

The concern is that the C-G-2 zoning on the East side of North Central Street further south could result in building heights overshadowing the existing single family dwellings in the 100 blocks near Central. The maximum height of 70-feet with C-G-2 zoning could put the houses immediately adjacent in a shadow and impact the transitional nature from commercial to residential. C-N or

C-G-1 is a better fit for transformation from commercial to residential in this area with maximum building height of 35 feet to 40 feet immediately abutting single story residential homes. Therefore, we recommend use of C-N or C-G-1 for east North Central from East Morelia Avenue to Woodland Avenue, reserving the C-G-2 for the west side of North Central that abuts commercial and industrial uses. We are also concerned that residential areas on the West side of North Central that abut commercial zoning could be compromised. See map areas outlined in red below for examples and the map on the following page in PDF submission
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Further examples of zoning that will overshadow residential areas along North Central Street. It is interesting to note that Draft Map 1 to Draft Map 2 changed to C-N along Woodland Avenue, which is a positive change. This should be applied more thoroughly to the areas along North Central that abut residential. For instance, blocks containing existing residential parcels on the west side of N Central at 2110 Branner Street and the 100 block of Warren Avenue would be impacted by multi-story commercial buildings as they are situated downhill of N Central Street. Additional impacted residential lots are on the 100 blocks of West Quincy, West Columbia, West Churchwell, West Oak Hill, West Oldham, the 1600 through 1800 blocks of Branner Street.

The 2400 block of North Central Street on the west side is experiencing revitalization with older urban style setbacks and historic buildings. It would be more protective if C-G-1 will allow the current businesses to continue with that zoning.

The 2500 block of North Central still contains a residence on the west side, as well as a historic building where Keith Window is currently located. Again, C-N or C-G-1 would be recommended here.

We agree with Broadway Corridor Task Force statements regarding urban edge and building setbacks closer to the street (i.e. the 2400 block on the west side of North Central Street), decreased parking for these urban commercial zones, and utilizing the Sector Plan for guidance.

For instance, the sector plan for this area calls for light industrial on either side of I-275. We recommend the Sector Plan be followed for lighter industrial zoning for inner city areas secondary to the density of residential housing surrounding them primarily because of noise and air pollutant potential. There are two areas deep within the residential sections of OLPNA that bring considerable concern.

3. Industrial Zoning within OLPNA residential areas. There are several parcels that are of concern to not only our neighborhood, but also other area neighborhoods.

A. The area along Oswald Street. OLPNA has lobbied for the vacant property on Oswald to be a park with benefit not only to Oakwood and Lincoln Park, but EPNA and Fairmont-Emoriland residents as well. The general area needs a passive park that can be utilized as a dog park and flood control area. This parcel should be designated as Industrial Mixed Use, or Parkland. This property is not a good location for high density housing due to flooding concerns. In addition, we recommend strongly against any heavy industrial zoning since (1) the existing minor arterial streets preclude heavy truck traffic and (2) air and sound quality issues might arise from heavy industrial usage amidst residential housing.

[picture]

B. We recommend zoned Industrial Mixed Use (IMU), instead of IG for the Industrial area off North Avenue, between Morelia Avenue and Atlantic Avenue, to allow for housing, as well as more appropriate light industrial for a residential area. Historically, this area manufactured furniture and shipped it by railroad. It is now processing trash (recycling) in the middle of a residential area. With only minor arterial roads, the large trucks (50 + foot tractor trailers) needed for this operation get stuck turning on neighborhood streets and are a nuisance.

[picture]

4. North Broadway revitalization and affordable housing –The parcel where CenterPoint Church is located is zoned as Office, to be re-designated as Commercial. This parcel could be designated as RN-4 zoning, along a corridor with mass transportation and a need for housing. If the goal is mixed use, why are we designating more space for commercial, which is declining? Having pockets of RN-4, C-N and C-G-1 will give a mix of development and prevent long stretches of strictly commercial, giving the corridor a neighborhood feel. We also recommend in collaboration with EPNA that the RN-4 zoning in the Edgewood Park area along Claiborne Place be reconsidered so that existing single family housing that is historic in nature be protected.

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Although not included in the above maps, there are areas along North Broadway near immediate residential parcels that need to be considered C-N or C-G-1 zoning versus C-G-2. For instance, there are single family residences in the blocks of Raleigh, Fairfax, Colonial and Pembroke that are immediately adjacent to North Broadway. Why is Pacific Street labeled Office when it is a dead-end residential street near Broadway?

In conclusion, we would like to add that we share the same concerns with the Broadway Corridor Task Force recommendations regarding institutional zoning for homeless shelters, the need for Commercial Design standards for IMU, and landscaping requirements for transition from residential to commercial and/or industrial zoning.

Thank you for your attention to these details,
Deborah Thomas
President, Oakwood-Lincoln Park Neighborhood Association