



Town Hall East, Inc.
Neighborhood Association

January 4, 2018

Gerald Green, Director
Knoxville-Knox County Planning
400 West Main St. #403
Knoxville, TN 37902

Dear Gerald,

The Board of Town Hall East appreciates the addition of a fourth draft to the Recode schedule and the resulting renewed opportunity to review the text. Due to the holiday season we have been unable to deal with all the topics of interest to us, and we will continue to consider them as the Recode process advances, but we would like to share these comments

- We support the overall effort to rewrite the zoning code to allow for mixed use zones and to respond to the present and anticipated pressures of population growth in Knoxville.
- We are pleased that the current draft shows strong backing for measures to protect hillsides (Sec. 8-12).
- We support the requirement that either the main dwelling or the ADU unit be occupied by the owner (Sec. 10.3 B.2).
- We appreciate the maintenance of the EN designation and the protections it affords to established neighborhoods (Sec. 4.4).
- We also are glad to see the preservation of EN and RN-1 zoning along much of the Asheville Highway corridor between Carta Road and I-40 Exit 394 (Map Draft 3).

We are concerned about the following areas and need more time to discuss them. We expect to offer comments on these topics to both Knoxville-Knox County Planning and our City Council representatives.

- Procedures. We support the principle that neighbors should be alerted to use-on-review and rezoning requests through timely, well publicized and highly visible notices and should have adequate opportunity to voice concerns (Article 14).
- Landscaping Standards. Some of our members are interested in stronger standards for landscaping and measures to ensure that landscaping work is done properly and that existing large trees are preserved. We will be debating the issue (Article 12).
- Cell towers. We want to be sure that alternate sites are considered for the construction of new cell phone towers being built in or near residential areas. We are considering whether the current trigger of 250 feet for an Alternate Site Analysis for towers proposed near residential areas is sufficient (p. 9-29, item d. i. (2)).

Thank you for the time and effort you and your staff are investing in this project.

Sincerely,

David Lee

David Lee
President, Town Hall East

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