

**GIBBS DRIVE HISTORIC NEIGHBORHOOD ASSOCIATION
FOUNTAIN CITY, TENNESSEE**

Mr. Gerald Green
Executive Director, Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, TN, 37902

September 13, 2018

Dear Mr. Green:

Thank you for taking time out of your busy schedule on August 24, 2018 to meet with representatives of Fountain City Town Hall, the Gibbs Drive Historic Neighborhood Association (GDHNA), and other community organizations in the Fountain City area. Unfortunately a family emergency kept me from being able to attend, however, I am told it was a very productive meeting.

During that meeting, you requested GDHNA consider the possibility of modifying zoning of the commercial properties along the Broadway intersection of Gibbs Drive. The request was based on the notion of developing greater zoning continuity along Broadway. Currently the Broadway parcels are zoned O-1 closest to Gibbs Drive and C-1 farther away. Potential zoning discussed under Recode Knoxville were CG or a combination of CN and CG.

Based on a comparison of the currently permitted uses for these Broadway commercial parcels versus those allowed under the new CG and CN zones, the GDHNA advocates for keeping the zoning as it is. As you may remember from attending GDHNA neighborhood meetings, the uses for these commercial parcels have been limited through negotiations with the property's developer/owner and are memorialized in deed restrictions. In total, the current and future uses of these commercial parcels have been purposely restricted to provide a buffer between commercial activities along Broadway and residential uses on Gibbs Drive. Within the context of the proposed zoning designations under Recode Knoxville, this would mean the parcel closest to Gibbs Drive would be O and the

adjacent parcel farther from Gibbs Drive would be zoned CN. This zoning designation is consistent with that shown on Recode Knoxville's Proposed Zoning Map Draft 1.

Additionally, members of the GDHNA are very interested in the proposed changes to Knoxville zoning regulations and how they will impact their lives. While there are no proposed changes to the zoning along Historic Gibbs Drive, members have been actively engaged in the process through town hall style meetings and by engaging with other neighborhood members. Of particular interest are the parcels surrounding the neighborhood along Essary, Hillcrest, Doughty, and Jacksboro, which contain a mix of office, commercial, and multi-family residential uses. Proposed changes to minimum lot sizes for RN-1 and RN-2 zones as well as accessory dwelling units have been highly debated topics. We certainly recognize the complex endeavor MPC has undertaken and commend you for your efforts. However, we believe additional public discussion is necessary before the proposed zoning modifications can be adopted by the city.

Based on public input following the roll-out of the second Draft Zoning Code (Public Draft Version 2.0) in July 2018 and due to the complexity of proposed zoning revisions, the GDHNA respectfully requests MPC and the City of Knoxville allow additional time to discuss proposed zoning changes. It is apparent to us that there are important issues that still require additional discussion and resolution before finalizing zoning changes. Rushing such a complex series of zoning changes before thoroughly discussing and considering all impacts would likely result in significant public frustration and zoning issues that could linger for decades. The GDHNA requests additional time for public input to be received and discussed with MPC staff. Granting additional time to carefully consider and resolve zoning issues would of course necessitate a delay in city council's approval of Recode Knoxville changes. However, we believe this would result in better Knoxville zoning for the future.

The GDHNA is certainly interested in finalizing the Recode Knoxville effort in a timely and efficient manner and is happy to meet with you and your staff to discuss additional public outreach mechanisms. The easiest way to contact us is by emailing either board co-chair at steve.muffler@gmail.com or smashburn@gmail.com.

Yours truly,

Steve Muffler and Sam Mashburn
Co-Chairs, Gibbs Drive Historic Neighborhood Association

Cc Knoxville City Council
Knoxville Mayor