

Oakwood-Lincoln Park (OLP) Recode Concerns

OLP members have attended meetings regarding Recode. Oakwood-Lincoln Park residents wish to downzone from R2 to R1A and have been told to wait and do this during Recode. During the Stakeholder meeting, our neighborhood was mentioned by name, placing it in the category for RN 3 or 4. We believe that based on what we have been envisioning, OLP should be in the RN2 category. This is based on two things: typical lot sizes of 7,500 square feet and the original plan for the area as single family housing.

We are also concerned about the lack of design elements with Recode and don't think they are considered in the new zoning. Omitting façade elements (Infill Design) with the new coding would destabilize the character of neighborhoods such as OLP, as well as other neighborhoods that are afforded these protections, such as Edgewood and Lonsdale, not to mention areas that might need an expansion of these protections in East Knoxville. Poor design and bad updates to housing in historic inner city areas increases blight. The consultants for Recode have been rather clear about the fact the *Recode deals with setbacks, but does not impose design elements*. This is a step backward for neighborhoods that need design protections, but do not want the complications and expense of historic overlay. *We want to keep and strengthen Infill Design Overlay for our area.*

Other concerns with Recode include below comments along with attached map of OLP area:

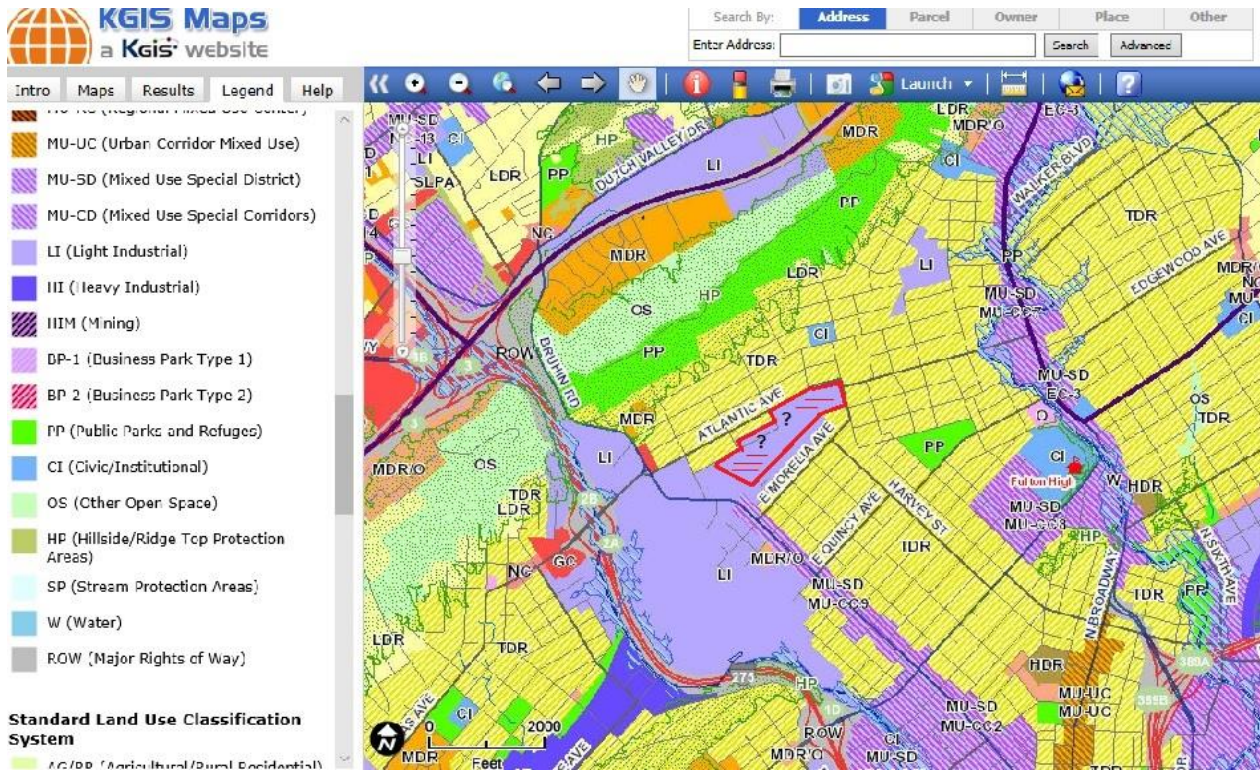
- 1.) Single-wide trailer updates. Grandfathered single wide trailers should continue to be phased out. If the trailer is gone, a tiny house that has better structural foundation could take its place as far as size, there is no need to bring in a new manufactured home. If the trailer is owned by an individual, maybe a solution can be found partnering with Community Development.
- 2.) Industrial Zoning updates. Extreme care should be taken here. There is current Industrial zoning that abuts residential zoning within the city. While nearby jobs are great for communities, industries such as mulch processing plants may need to be oriented in areas by highways, instead of in the middle of neighborhoods. The same goes for recycling plants which violate codes by not providing proper buffers when abutting residential zoning and operate at all hours of the night creating noise violations with heavy machinery.
- 3.) We feel that more neighborhood leaders should be considered as stakeholders. This is particularly important when considering the increased density recommended for some small lot sizes with the new code for RN neighborhoods, particularly for proposed RN3 and RN4 areas. Recode was originally intended for commercial development, with residential added in at a later time without appropriate stakeholder addition for residential sections.
- 4.) OLP members are concerned about the elements for accessory structures as we live in a historic trolley line neighborhood with limited parking. For example, a structure with limited or no setbacks that is 18 feet high would dwarf the post war houses in sections of Lincoln Park, completely changing the character of that area.
- 5.) There is concern about the administrative sections and power given to limited individuals to make subjective decisions, as well as a lack of appeals process. Community input will be limited to early stages regarding planned developments, which may not blend well with existing neighborhoods.

Again, thank you for your time and consideration. We appreciate all you do for the city.

Sincerely,

Deborah Thomas, President, Oakwood-Lincoln Park Neighborhood Association

Sector Plan Map of Oakwood Lincoln Park (OLP) Area



The yellow area marked TDR would be the future RN 2 zone in Oakwood-Lincoln Park. There is mixed use designated on the East and West sides of OLP along North Central Street and North Broadway. Currently there is a mix of C3 and C6 along North Central Street. Neighbors would prefer lighter commercial development along the East side of North Central that abuts residential housing (limited to C3 zone or lower under new designation of mixed use, special district).

Along the North Broadway Commercial zone, our neighborhood would like to see Highway commercial zoning limited to the existing Northgate Plaza area where the K-Mart and Food City used to be. As commercial redevelopment progresses south of that area, we'd like to see more mixed use commercial development.

The area along North Avenue just north of East Morelia Avenue has been historically industrial, originally housing Silver Place Furniture Manufacturing. The furniture business was a skilled labor facility with regular working hours. There is now a recycling plant there operating under "commercial" zoning. The plant operates at all times of the day and night and has brought in larger trucks that travel down Morelia and Harvey, worsening neighborhood traffic. The plant does not have proper screening to abut residential properties along North Avenue, East Morelia Avenue, Radford Place and Atlantic Avenue. A plant of this size and capacity has no place in the middle of a residential area without proper access to a minor arterial roadway such as North Central Street.