

**REQUEST TO  
ADOPT RESOLUTION  
FOR REZONING**

**File # 1-C-12-SP**  
**File # 1-B-12-PA**  
**File # 1-G-12-RZ**

**Request to Adopt Resolution for  
Rezoning**

**Prepared for  
Metropolitan Planning Commission  
Suite 403  
City County Building  
400 Main Avenue  
Knoxville, Tennessee 37902**

**Supported by  
Lonsdale United for Change  
Heart of Lonsdale  
Lonsdale Grassroots  
Lonsdale Homes Resident Association**

**3613 Western Avenue  
#164  
Knoxville, Tennessee 37921  
865.637.3984**

**January 12, 2012**

# **LONSDALE**

## **UNITED FOR CHANGE**

*Reviving Knoxville's Most Forgotten Neighborhood*  
**3613 WESTERN AVENUE #164 KNOXVILLE, TN 37921**  
**865.637.3984**

**The mission of Lonsdale United for Change is to reach out to each other utilizing various resources to achieve a positive change for our community. We have joined together to promote, preserve and enhance the quality of life and value in our neighborhood.**

ZONING is the basic building block of neighborhoods, one of the major factors that determine how neighborhoods should look and function. The zoning of early Lonsdale reflected land use and development standards that were in all likelihood well-intentioned for our early community; however, in today's current environment this unfortunately provides an opportunity for development that could have a negative impact on the stability and character of the residential neighborhood.

THE PROBLEM is the existing development pattern should match the zoning use categories. This means that the way your neighborhood looks should match the zoning categories assigned to it – areas with single-family homes should be zoned Residential (R1A), etc.; areas with businesses should be zoned Industrial (I) or Commercial (C).

LONSDALE has housing stock that has been here from the neighborhood's inception that is situated on land currently zoned I-2, C-1 or C-3. This inappropriate zoning only encourages the chances for a diverse or mixed use of the land by increasing the possibility that residential uses can be combined with incompatible uses, e.g., light industrial or commercial. This type of outcome is not the most attractive and limits residential development potential while increasing the risk of a blighted influence.

ZONING should ensure fairness, predictability and consistency. One of the goals of the neighborhood associations in Lonsdale is to assure a means for promoting, preserving and protecting the existing character of our neighborhood. We urge you to initiate and expedite the necessary changes to rezone inappropriate land uses to its intended purpose or to institute the R1-HK base zone to provide sufficient protection to the residential component of our neighborhood.

I caution you as MPC Commissioners not to be taken in by promises of big business without also considering the costs of failing to protect one of Knoxville's most fragile existing economic assets ---- the residential neighborhood.

Sincerely,

***LONSDALE UNITED FOR CHANGE***

***HEART OF LONSDALE***

***LONSDALE HOMES RESIDENT ASSOCIATION***

***LONSDALE GRASSROOTS***