

**From:** <ss.davis@att.net>  
**To:** Mark Donaldson <Mark.Donaldson@KnoxMPC.org>  
**Date:** 4/10/2007 5:04:53 PM  
**Subject:** MPC New R-1EN Zoning

Mr. Donaldson and MPC Commissioners:

Please don't turn my neighbor loose. Remember we have residents of 5 three story apartment buildings, across from the Park, coming out Holston Hills Road into that intersection, going to Walmart. Additional multiple housing coming into Boyd's Bridge Pike at Holston Hills Road, across from the Nursing Home at the bridge, would be very hazardous. Not to mention the increased noise factor and possible damage to the river bank if my neighbor is allowed to build apartments. Two or 3 condos per acres would be great! Especially if they were in a cluster. Director Donaldson knows the Boyd's Bridge Pike location well.

Respectfully,

Jim and Sharon Davis  
4014 Holston Hills Road  
Knoxville, TN 37914

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## Welcome to TOWN HALL EAST, INC.

A group of East Knoxville residents organized T.H.E. in the early 1960s as a forum to discuss community issues and positively influence the future of our neighborhood. Forty-six years later, T.H.E. is still going strong. We have a mailing list of over 1000 and meet 5 times a year at Eastminster Fellowship Hall. While our members hail from Holston Hills, Chilhowee Hills, and other surrounding neighborhoods, we are interested in the betterment of all East Knoxville.

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April 12, 2007

### MPC Executive Director, Mark Donaldson and MPC COMMISSIONERS:

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- [Trey Benefield](#)
- [Stan Johnson](#)
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Dear Sirs:

Please approve item #94 on today's agenda. The Holston Hills, Chilhowee Hills, and Holston Heights areas very much desire your approval of the R-1EN, (R-100). This is a much needed zoning for our neighborhood. We are an older established subdivision, without guidelines or covenants. Neighborhood residents have actively attempted to establish area standards for many many years by exploring NC-1 guidelines, Historic Overlay, modification of codes, and individual deed restrictions. Neither of these available sources actually accomplishes what the residents' desire.

I have been President of the Town Hall East, Inc. Neighborhood Association for the past 2 years and served on the Board for several years prior. The majority of conversations from my neighbors have been, "Please help us establish some legal guidelines that will protect our property values." R-1EN satisfies this need and desire to protect established properties without strenuous regulations for new growth.

This new zoning has been presented to the residents in detail for questions and suggestions no less than 4 times over the last 6 months. The response is overwhelming in favor of the R-1EN zoning. Please approve today without modification.

Respectfully yours,

*Sharon Davis*

Sharon Davis, President  
Town Hall East, Inc.  
www.townhalleast.com

4905 Holston Drive  
Knoxville, TN 37914

April 4, 2007

**Knoxville/Knox County Metropolitan Planning Commission**

Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

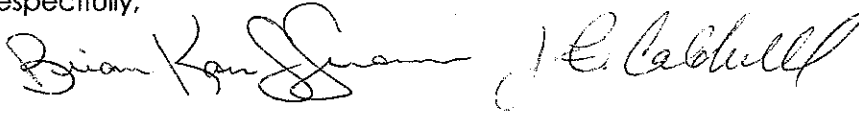
Dear Knoxville/Knox County Metropolitan Planning Commission,

Subject: R100 Zoning

This letter is in support of the proposed R100 Zoning for the Holston Hills area of Knoxville. We purchased our home at 4905 Holston Drive because of the large lots and park like feel of the area. We believe the MPC has a unique opportunity to help preserve and protect Knox County's established neighborhoods from over development and falling property values with the proposed R100 Zoning designation. The Town Hall East organization has worked for years trying to find the right balance between preserving the past and planning for the future when it comes to this area. The proposed R100 Zoning would achieve that balance and would be of great use to other areas of Knoxville and Knox County that are trying to keep the character of their neighborhoods.

That is why we are asking that you please vote for the proposed R100 Zoning for the Holston Hills area.

Respectfully,



Brian Kauffman and Julie Caldwell

Residents of 4905 Holston Dr. Knoxville, TN 37914

