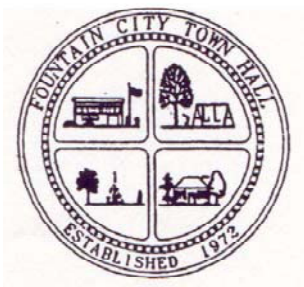


From: <ombroligo@aol.com>
To: <contact@knoxmpc.org>
Date: 1/9/2007 10:51:43 AM
Subject: MPC MEETING JAN 11

MPC STAFF,
PLEASE PRINT OUR E-MAIL COMMENTS FOR REVIEW BY THE MPC COMMISSIONERS,
REGARDING # 67 OR FILE #1-C-07-PA AND #1-F-07-RZ.
THE PROPERTY IN QUESTION WAS APPROVED FOR A USE ON REVIEW IN 2003 IN ORDER TO
ALLOW CONSTRUCTION OF THE CURRENT MEDICAL OFFICE IN AN R-2 ZONE.
OUR NEIGHBORHOOD DID NOT OPPOSE THE USE ON REVIEW, BUT NOW THE APPLICANT IS
ASKING FOR A PLAN AMENDMENT AND A REZONING OF THE PROPERTY TO OFFICE.
WE FEEL THIS IS AN ABUSE OF THE SYSTEM-A WAY TO CIRCUMVENT THE PROCESS, BY
ASKING FOR A USE ON REVIEW, BUIDLING THE OFFICE, AND THEN ASKING FOR A PLAN
AMENDMENT AND REZONING, WHEN THE ORIGINAL INTENTION FROM THE BEGINNING WAS
TO GET A REZONING.
IN OUR OPINION, THIS IS NOT APPROPRIATE. TO QUOTE MPC STAFF ON THIS PARCEL,
"THIS REQUEST MAY LEAD TO FUTURE PLAN AMENDMENTS AND ZONING REQUESTS". THAT
IS EXACTLY WHAT WE THINK WILL HAPPEN.
OUR NEIGHBORHOOD CANNOT SUPPORT THIS.
SINCERELY,
TAZEWELL PIKE-BEVERLY STATION NEIGHBORHOOD COALITION,
PRESIDENT, JAMIE ROWE
VICE-PRESIDENT, DONNA PRYOR
SECRETARY, LINDA CHATHAM
BLOCK CAPTAIN, JIM JENNINGS

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Fountain City Town Hall, Inc.
P.O. Box 18001 • Knoxville, Tennessee 37928-8001

January 10, 2007

Metropolitan Planning Commission
Knoxville•Knox County Tennessee
400 Main Street, Suite 403
Knoxville, TN 37902

Dear Commissioners:

**Proposed Rezoning of Property NW Side of Tazewell Pike, NE of Smithwood Rd.,
Council District 4 (Agenda Items 1-C-07-PA and 1-F-07-RZ)**

Fountain City Town Hall, Inc. (Town Hall) requests that the Metropolitan Planning Commission (MPC) deny the proposed rezoning of the Tazewell Pike property (Tax ID 58 L D 039.01) from R-2 (General Residential) to O-1 (Office, Medical and Related Services).

As identified in the MPC Staff Report, a Use-On-Review was approved in 2003 to allow construction of the current medical offices on the property within the existing R-2 zoning district. It is poor land use planning to allow the changes to property uses and rezonings to occur every 2-3 years. Allowing frequent changes in land use is unfair to communities, especially those that take an active interest in development and redevelopment.

To our knowledge the current medical offices are economically viable and there is no hardship warranting a change in the present allowed uses on the property. On this basis, the application for a One Year Plan Amendment and rezoning from R-2 to O-1 should be denied.

Thank you for your consideration.

Sincerely,

Michael A. Kane
Chair, Fountain City Town Hall

MAK

cc: Mark Donaldson, Director MPC (by e-mail)
Rob Frost, Council District 4 (by e-mail)