

From: Nancy Grady <gradyban@infoluminate.com>
To: <contact@knoxmpc.org>
Date: 5/10/2007 8:51:00 AM
Subject: 4-Q-07-RZ Benchmark and Associates

I would ask MPC to support the staff position to deny commercial rezoning on the back portion of this property. This portion is steep, and would place commercial development immediately adjacent to low density residential.

With the massive development along Hardin Valley Road, I would ask MPC to please give extra consideration to residents in the area to ensure that sufficient buffers are maintained, and that development is not allowed to over-build on each site at the direct expense of existing property owners.

Nancy Grady
2000 Sweetwood Lane
Knoxville, TN 37932

CC: <email@hardinvalley.org>

From: Sarah Powell
To: Betty Jo Mahan
Date: 4/10/2007 9:54:52 AM
Subject: Fwd: Concerns about Agenda item 87 (4-Q-07-RZ)

>>> "David Bernholdt" <david.bernholdt@gmail.com> 4/10/2007 9:43:50 AM >>>
I am, unfortunately, unable to attend the MPC meeting this week, but I would nevertheless like to register my concerns about item 87 (4-Q-07-RZ).

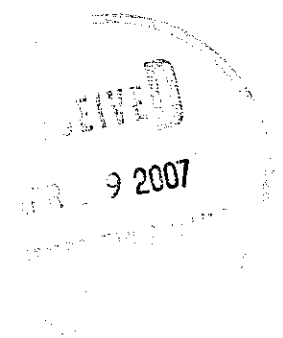
As a resident of the Hardin Valley Farms subdivision for nearly seven years, I have witnessed the extensive and, of late, very rapid commercial development of the general area centered on the intersection of Hardin Valley Road and Pellissippi Parkway. An aspect of the most recent phase of development which I find extremely disturbing, both aesthetically and ecologically, is the wholesale reshaping of the land contours in order to accomodate the new construction. Some of the most egregious examples can be seen at the moment in the large development just west of Pellissippi Parkway, between Carmichael and Hardin Valley Road, and in the southeast quadrant of the intersection of Pellissippi and Hardin Valley. The beauty and ecology of the Hardin Valley area that draw people to the area, which in turn fuels interest in commercial development are completely disrupted by this type of development, and the resulting ecological damage is not remedied by the addition of concrete drainage pipe and other engineering solutions.

A second concern is is the juxtaposition of residential and unrestrained commercial zoning in this area. Many recent rezonings in this area seem to have disregarded the idea that other zoning classifications, such as Office, are intended, in part, to serve as a buffer between residential and more intensive commercial zones.

The requested rezoning (4-Q-07-RZ) involves land which is adjacent to residential area, and involves land with significant slopes. I ask the Commission to please take these factors into account in this case, and deny the requested changes, particularly the upper portion. CA zoning is not appropriate for the land in question.

Thank you,
David Bernholdt
2434 Hardin Farms Lane

Dr John M Hunt and Sherry T. Hunt
10303 White Birch Court
Knoxville, Tennessee 37932
865-691-4916



April 04, 2007

Mr. Mike Brusseau
MPC
400 Main Street
Knoxville, TN 37902

Item #87
4-Q-07-RZ

Ref: Rezoning request: 4-Q-07-RZ
Parcel: 88.00
Applicant: Benchmark and Associates

Dear Mr. Brusseau,

This letter is to advise you that we are opposed to the rezoning of the above mentioned property from OA to CA.

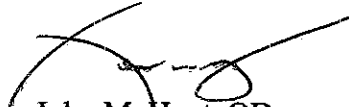
Only a few years ago parcels 87.00 and 88.00 were rezoned from A to OA and then after only a year or two parcel 87.00 rezoned from OA to CA. We were opposed to the CA rezoning but were assured that parcel 88.00 would remain OA to provide a buffer between our residential area and the CA property.

We are concerned with maintaining the residential quality and integrity of our neighborhood and our home since the property in question borders our back yard. We live on Southern Shade lot #20 which adjoins parcel # 88.00.


It is our hope this property will remain as currently zoned, OA.

Thank you for your careful consideration of this matter.

Sincerely,


John M. Hunt, OD

Sincerely


Sherry T. Hunt

From: Sarah Powell
To: Betty Jo Mahan
Date: 4/10/2007 2:25:54 PM
Subject: Fwd: MPC File 4-Q-07-RZ

>>> "Janice L. Musfeldt" <musfeldt@utk.edu> 4/10/2007 2:23:22 PM >>>
Correction on the File Number.

Janice L. Musfeldt wrote:

- > Members of the MPC,
- >
- > I am writing to express my strong opposition to zoning proposal
- > 4-Q-07-RZ, which suggests rezoning the southeast side of Hardin Valley
- > Rd., southeast of Regan Rd, Commission District 6, from A to OA and to
- > CA.
- >
- > The property in question is adjacent to quite a bit of residential
- > housing including Southern Shade, several new condominiums, and a
- > handful of single family dwellings. It is also next to a small
- > property that is currently zoned CA.
- >
- > The proposed widening of the commercial zone in this area is
- > undesirable for several reasons.
- >
- > Chief among them is the establishment of a precedent that anyone with
- > a parcel along Hardin Valley should seek to enrich themselves with
- > such a conversion at the expense of nearby property holders who do not
- > wish to see their homes devalued and neighborhood taken over by
- > development interests. Here, I refer not only to the unsightly
- > appearance of commercial space but also to the increase in traffic,
- > pollution, noise, and the ever-present lighting. Enlarging the CA
- > parcel that is already in place only makes this problem worse, and it
- > enables a more invasive business to locate on this property. Once
- > commercial space is established, it's difficult to limit its influence.
- >
- > As a consequence, I urge you to support OA designation for both
- > parcels in question. It would be even better if you were to consider
- > rolling back the CA designation (to OA) for the middle parcel.
- >
- > Office space is much more consistent with the needs of the
- > neighborhood. It is also consistent with the Technology Corridor Plan,
- > which can bring stable, high-paying technology jobs to the area.
- >
- > Responsible development does not happen in isolation. Please vote
- > against zoning proposal 4-Q-07-RZ.

From: Sarah Powell
To: Betty Jo Mahan
Date: 4/10/2007 2:25:54 PM
Subject: Fwd: MPC File 4-Q-07-RZ

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- > against zoning proposal 4-Q-07-RZ.

From: Sarah Powell
To: Betty Jo Mahan
Date: 5/7/2007 8:37:51 AM
Subject: Fwd: Re: Concerns about Agenda item 87 (4-Q-07-RZ)

>>> "David Bernholdt" <david.bernholdt@gmail.com> 5/7/2007 2:53:23 AM >>>
I sent this message last month regarding item 4-Q-07-RZ. Although the item appears on the May schedule, my earlier comment doesn't seem to have been included. Once again, I am on travel and unable to attend the MPC meeting in person. Can you please distribute this message to the commissioners for their consideration? Thank you.

On 4/10/07, David Bernholdt <david.bernholdt@gmail.com> wrote:

> I am, unfortunately, unable to attend the MPC meeting this week, but I
> would nevertheless like to register my concerns about item 87
> (4-Q-07-RZ).
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> As a resident of the Hardin Valley Farms subdivision for nearly seven
> years, I have witnessed the extensive and, of late, very rapid
> commercial development of the general area centered on the
> intersection of Hardin Valley Road and Pellissippi Parkway. An aspect
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> quadrant of the intersection of Pellissippi and Hardin Valley. The
> beauty and ecology of the Hardin Valley area that draw people to the
> area, which in turn fuels interest in commercial development are
> completely disrupted by this type of development, and the resulting
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> pipe and other engineering solutions.
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> this area seem to have disregarded the idea that other zoning
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> residential area, and involves land with significant slopes. I ask
> the Commission to please take these factors into account in this case,
> and deny the requested changes, particularly the upper portion. CA
> zoning is not appropriate for the land in question.
>

- > Thank you,
- > David Bernholdt
- > 2434 Hardin Farms Lane
- >

From: Sarah Powell
To: Betty Jo Mahan
Date: 5/6/2007 10:39:04 AM
Subject: Fwd: File 4-Q-07-RZ

Ditto...was a "blue sheet" in April...if it helps to know that.

SP

>>> "Janice L. Musfeldt" <musfeldt@utk.edu> 5/5/2007 1:17:02 PM >>>
To Whom It May Concern,

Please see that my opinion on this zoning issue is included in the commissioner's packets. As you can see from the original date, it is well within the deadline. I do not appreciate its omission from the current May 10 agenda.

Jan Musfeldt

----- Original Message -----

Subject: Re: MPC File 4-Q-07-RZ
Date: Tue, 10 Apr 2007 13:21:03 -0500
From: Janice L. Musfeldt <musfeldt@utk.edu>
To: contact@knoxmpc.org, rayknoxmpc@aol.com, anders@holstongases.com,
tbenefield@benefieldrichters.com, susan.brown@idleaire.com,
bartcarey@comcast.net, avc524@aol.com, md4ktn2u@aol.com,
grafhomes@aol.com, khenry@site-incorporated.com,
snjventures@comcast.net, rebeccalongmire@hotmail.com
References: <461BC828.7030500@utk.edu>

Members of the MPC,

I am writing to express my strong opposition to zoning proposal 4-Q-07-RZ, which suggests rezoning the southeast side of Hardin Valley Rd., southeast of Regan Rd, Commission District 6, from A to OA and to CA.

The property in question is adjacent to quite a bit of residential housing including Southern Shade, several new condominiums, and a handful of single family dwellings. It is also next to a small property that is currently zoned CA.

The proposed widening of the commercial zone in this area is undesirable for several reasons.

Chief among them is the establishment of a precedent that anyone with a parcel along Hardin Valley should seek to enrich themselves with such a

conversion at the expense of nearby property holders who do not wish to see their homes devalued and neighborhood taken over by development interests. Here, I refer not only to the unsightly appearance of commercial space but also to the increase in traffic, pollution, noise, and the ever-present lighting. Enlarging the CA parcel that is already in place only makes this problem worse, and it enables a more invasive business to locate on this property. Once commercial space is established, it's difficult to limit its influence.

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Office space is much more consistent with the needs of the neighborhood. It is also consistent with the Technology Corridor Plan, which can bring stable, high-paying technology jobs to the area.

Responsible development does not happen in isolation. Please vote against zoning proposal 4-Q-07-RZ.

Best Wishes,

Jan Musfeldt
2434 Hardin Farms Lane
Knoxville, TN 37932

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Prof. Janice L. Musfeldt	musfeldt@utk.edu
Department of Chemistry	+1 (865) 974-3392 (voice)
University of Tennessee	+1 (865) 974-3454 (fax)
Knoxville, TN 37996 USA	http://web.utk.edu/~musfeldt/

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Prof. Janice L. Musfeldt	musfeldt@utk.edu
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