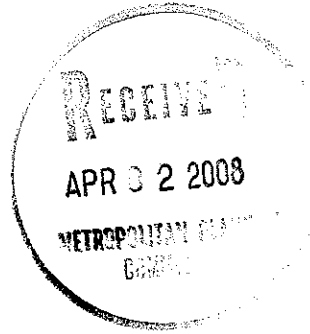


April 1, 2008

Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN. 379002

Re: REZONING  
File # 4-F-08-RZ (William Bell)



Becky L. and John Samuel Jacobs  
408 Arrowhead Trail  
Knoxville, TN 37919  
Tel: 865.540.1061  
E-mail: jsamjacobs@hotmail.com

Dear Commissioners,

We are writing to voice our opposition to the proposed rezoning from R-2 to O-1 of the above referenced property on 4633 Lyons View Pike. Our interest is as home-owners living directly across Lyons View Pike. However, our concerns about the proposed rezoning extend to the neighborhood at-large.

In December of 2005, we voiced our concerns about the detrimental effects of commercial "creep" along Lyons View Pike in reference to the proposed zoning variance for the property at 4705 Lyons View Pike (MPC File # 12-0-05-RZ). That property is directly across Colony Way from the property which is the subject of the current application. As you will see from MPC File # 12-0-05-RZ, in addition to our letter of opposition seventy or so of our neighbors signed a petition in opposition to the rezoning of 4705 Lyons View Pike. The MPC ruled against the proposed rezoning of that property to O-1 and set a precedent for that intersection.

There seems to be little difference between the current application and the one denied in 2005, and there have been no changes to the character of the neighborhood that would warrant a different rezoning result. The subject property fronts Lyons View Pike and directly faces an established district of R-1 properties. Nearby is a Historic Overlay property within the Cherokee Country Club that also would be impacted by the proposed zoning and use change. As with our previous opposition, the balanced and attractive R-1 residential environment and historic area along Lyons View Pike continues to be threatened by vehicular traffic traveling along Lyons View and turning at the 4-way intersection of Lyons View, Arrowhead Trail, and Colony Way. We fear that placing an office at this location will increase the traffic congestion at this intersection and encourage other businesses to locate in the area, adding even more to the traffic congestion. This is not speculative. When the subject property recently held as Estate Sale, cars were parked along Lyons View and Colony Way and created difficulty for vehicles traveling on Lyons View and those trying to turn onto or from Colony Way and those attempting to enter or exit or enter Sequoyah Hills via Arrowhead.

To conclude, it is our sincere hope that our neighborhood will retain its true residential character. It gives us no pleasure to be seen to be "meddling" in the affairs of other property owners. We are strong advocates of property rights, and we support, patronize, and encourage local enterprise. Yet, we remain convinced that the long-time property owner or any new owner of 4633 Lyons View Pike can continue to successfully use the property in a manner that is in character with the neighborhood without rezoning to O-1. We appreciate your consideration and urge you to deny their rezoning request.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Becky L. and John Samuel Jacobs".

Becky L. and John Samuel Jacobs

**From:** Betty Jo Mahan  
**Subject:** Fwd: MPC File # 4-08-RZ

>>> John Samuel Jacobs <[jsamjacobs@hotmail.com](mailto:jsamjacobs@hotmail.com)> 4/8/2008 6:01 PM >>>

Dear Director Donaldson,

I am writing you to voice opposition to the proposed rezoning from R-2 to O-1 at 4633 Lyons View Pike (MPC File # 4-08-RZ, William Bell).

I have read the rezoning report, and I was surprised by an oversight in it. The report states the Existing Land Use as a "Residence." This is not entirely accurate. While there is one residence on the property, it also has functioned for at least the last 5 years as a small apartment house with several efficiency-type apartments. It is my understanding that the R-2 designation is appropriate for existing land use of this type and that R-2 zoning also is an appropriate transitional zone between commercial and residential areas such as this property.

Furthermore, a conditional O-1 recommendation is NOT compatible with the land uses and zoning patterns along that part of Lyons View Pike, the part that leads to the Cherokee Country Club. In fact, the existing "zoning pattern" for that area was reviewed in 2005 when the MPC denied an adjacent property's similar request for rezoning from R-2 to O-1 (MPC File # 12-05-RZ). There have been no changes to the conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned and used, and the present zoning designation allows a productive use of the property consistent with the character of the neighborhood.

I urge you to protect existing residential areas within Knox County and to deny this rezoning request.

Thank you,  
John Samuel Jacobs  
408 Arrowhead Trail  
Knoxville, TN. 37919  
Tel: (865) 540-1061

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Pack up or back up—use SkyDrive to transfer files or keep extra copies. Learn how.  
[http://www.windowslive.com/skydrive/overview.html?ocid=TXT\\_TAGLM\\_WL\\_Refresh\\_skydrive\\_packup\\_042008](http://www.windowslive.com/skydrive/overview.html?ocid=TXT_TAGLM_WL_Refresh_skydrive_packup_042008)

4-7-08

This letter pertains to File Number  
# 4-F-08-RZ. The house is located  
at 4633 Lyons View Pike - at the  
corner of Lyons View Pike and Colony Way.

APR 9 2008

DETROIT

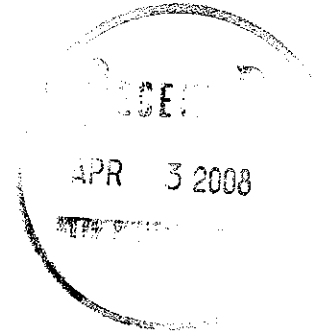
My house is located at 4612 Lyons  
View Pike. We are about  $\frac{1}{4}$  block east  
of the house that is seek rezoning.

There are no sidewalks or parking  
spaces available along Lyons View Pike or  
Colony Way for any additional traffic or  
parking. It would be a public safety  
matter if that particular house would go from  
a R-2 to a O-1 rating because of the lack  
of sidewalks and additional parking spaces.

Eleanor Lee Ryley  
4612 LYONS View Pike

**Amelia S Rule  
4618 Lyons View Pike  
Knoxville, TN 37919**

Address: 4633 Lyons View Pike (intersection of Lyons View and Colony Way)  
MPC File: # 4-f-08-RZ (William Bell)  
Current Zoning: R-2 (general residential including apartments)  
Requested Zoning: O-1 (office, medical, related services)  
Proposed Use: Professional office  
Hearing: Thursday, April 10 at 1:30 PM in the Main Assembly Room of the City/County Building,  
400 Main Street  
MPC telephone: 215-2500



To The Zoning Commission:

I am writing to voice my opposition to the proposed rezoning from R-2 to O-1 of the above referenced property on 4633 Lyons View Pike. My interest is as a home-owner living directly across Lyons View Pike. However, my concerns about the proposed rezoning extend to the neighborhood at-large as my family members also reside in this neighborhood.

In December of 2005, the neighborhood association voiced our concerns about the detrimental effects of commercial "creep" along Lyons View Pike in reference to the proposed zoning variance for the property at 4705 Lyons View Pike (MPC File # 12-0-05-RZ). That property is directly across Colony Way from the property which is the subject of the current application. As you will see from MPC File # 12-0-05-RZ, in addition to the letter of opposition, seventy or so of our neighbors signed a petition in opposition to the rezoning of 4705 Lyons View Pike. The MPC ruled against the proposed rezoning of that property to O-1 and set a precedent for that intersection

There seems to be little difference between the current application and the one denied in 2005, and there have been no changes to the character of the neighborhood that would warrant a different rezoning result. The subject property fronts Lyons View Pike and directly faces an established district of R-1 properties. Nearby is a Historic Overlay property within the Cherokee Country Club that also would be impacted by the proposed zoning and use change. As with our previous opposition, the balanced and attractive R-1 residential environment and historic area along Lyons View Pike continues to be threatened by vehicular traffic traveling along Lyons View and turning at the 4-way intersection of Lyons View, Arrowhead Trail, and Colony Way. We fear that placing an office at this location will increase the traffic congestion at this intersection and encourage other businesses to locate in the area, adding even more to the traffic congestion. This is not speculative. When the subject property recently held as Estate Sale, cars were parked along Lyons View and Colony Way and created difficulty for vehicles traveling on Lyons View and those trying to turn onto or from Colony Way and those attempting to enter or exit or enter Sequoyah Hills via Arrowhead.

Thank you for your attention to this matter.

Yours Very Truly,

Amelia S. Rule  
Homeowner  
4618 Lyons View Pike  
Knoxville, TN 37919

865-660-1053

Name	Street Address	Tel	Date



