

**From:** Sarah Powell  
**To:** Betty Jo Mahan  
**Date:** 6/9/2008 1:06:38 PM  
**Subject:** Fwd: MPC agenda item 53: 6-I-08-RZ and 6-E-08-SP

>>> "David Bernholdt" <[david.bernholdt@gmail.com](mailto:david.bernholdt@gmail.com)> 6/9/2008 10:10:37 AM >>>  
Members of the MPC:

I am writing on behalf of myself, as a resident of the Hardin Valley Farms subdivision, and the other homeowners of the Hardin Valley area to express our opposition to items 6-I-08-RZ and 6-E-08-SP, #53 on the agenda for the 12 June 2008 MPC meeting.

The Staff Recommendation on this proposal characterizes the situation well: a change to Commercial (C) and Planned Commercial (PC) zoning would be a poor choice for the land contours of the property, and would be out of character with the surrounding properties.

This portion of Hardin Valley has seen significant growth in commercial development in recent years. There is already ample land nearby zoned for commercial purposes in various stages of development, and with most of it still unused. (The new industrial park across Hardin Valley Road has no buildings as yet, strip malls on Hardin Valley near Pellissippi and near Lovell road, as well as another on Schaeffer Road have stood mostly vacant since construction was completed on them a year or more ago, and there is much more development underway on both sides of Pellissippi.) It is hard to believe that there is such a demand for commercial property that we need more in this area. It seems more likely that we would end up with more vacant commercial space, or worse, a partially completed construction or a site whose natural contours have been destroyed by site preparation, sitting unfinished for a long time. None of these results would be good for the residents or property owners of this area.

Additionally, changing this from residential to commercial would have a significant impact on the balance of development in the area. There have been for some time tensions between commercial and residential uses in this area. The Sector Plans and previous discussions with the MPC and the County Commission have indicated a desire to maintain a reasonable balance. However recent development has tilted the area heavily towards commercial uses. This is one of the few remaining parcels zoned residential. Because of the surrounding uses, this should be reasonable and even desirable as residential property. Changing it to commercial zoning would eliminate any sense of balance, and as the Staff Recommendation says, increase the pressure for even

more commercial development in this area.

I am currently on travel, and will not be able to attend the 12 June MPC meeting to speak on this issue. I request that this letter be distributed to the Commissioners and entered into the record of discussion on this issue.

Please feel free to contact me if you have any questions.  
David Bernholdt, 385-8886

**From:** Sarah Powell  
**To:** Betty Jo Mahan  
**Date:** 7/15/2008 11:21:38 AM  
**Subject:** Fwd: 6-I-08-RZ and 6-E-08-SP

>>> Charles Feigerle <[feigerle@ion.chem.utk.edu](mailto:feigerle@ion.chem.utk.edu)> 7/15/2008 11:05:12 AM >>>  
Members of the Knoxville MPC,

We are writing to express our opposition to items 6-I-08-RZ and 6-E-08-SP, on the agenda for the July 2008 MPC Meeting.

We are very concerned that increasing the commercial development in Hardin Valley will make the traffic situation worse. Already, there is significant congestion at certain times of the day making it challenging to get around. And road noise is ever present. Increasing commercial development will only snarl things up further.

Low density residential + slope protection seem the best long-term alternative. Indeed, this area is a reasonably desirable place to live and is currently not in a commercial zone. Based upon the initial zoning request for this parcel, the owners seem to think so too.

The Staff recommendation on this proposal points out the need for balance between residential and commercial interests, stating that the proposed rezoning and sector plan amendment would be out of character for the area. We agree and urge the MPC to deny both requests.

Best Wishes,

Chuck and Minki Feigerle  
2451 Bryant Lane