



February 6, 2008

Dear MPC Commissioners,

This letter is regarding file number 2-6-08-UR, number 81 on your agenda, which is a use on review for a church on this property.

As you know, our neighborhood has an NC-1 Neighborhood Conservation overlay with R-1 base zoning.

While churches are permitted by a use on review in R-1 base zone, we feel a church located on "this" property is not in the best interest of preserving the character of our neighborhood nor the best interest of the Conservation Overlay.

The reason for our conclusion is that the church would have to be located behind the existing residence, which is a contributing structure well over 70 years old.

According to MPC staff in Historic Zoning area, in addition to being built behind the residence, the church building would have to have the "appearance of an accessory building" and as such could only have 750 square feet of space.

Additionally, the parking area, besides contributing to extreme runoff problems in our area, would drain

to an on-site sinkhole, and a parking lot in the back yard of this property certainly is not consistent with the N.C. 7 overlay purpose.

As you know, once a property gets a use on review, that use on review stays with the property. That is a tremendous concern to our neighborhood!

Traffic entering Tazewell Pike from this driveway is very problematic. The intersection of Tazewell Pike and Sharronhok Road is approximately 300 feet from the property. There is a considerable gradient rise that would present a sight distance issue to traffic turning either north or south-bound onto Tazewell Pike.

As a neighborhood, we realize we should assimilate our share of community-serving amenities such as churches. We already have two lovely, established churches (one with 50+ years of service and one with 100+ years of service) within 4 blocks of one another in our 6-block long district. This additional church which would be located within those 4 blocks and behind a lovely contributing residence and the addition of a parking lot in the backyard, will not presume the integrity of our neighborhood.

We sought the NC-1 overlay in order 3  
to protect and preserve a very old and  
picturesque neighborhood on a street that  
has been changed/altered on both ends.

Please help us preserve this jewel of a neighborhood  
in Knoxville.

For all the above reasons, we ask MPC to  
deny this use on review.

Sincerely,

Jamie Rowe, President T.P. - Beverly Station Neighborhood Coalition

Donna Pryor - Vice President T.P. - Beverly Station Neighborhood

Jim Jennings - Block Captain

Terry Cunningham - Block Captain

Linda Chatham - Block Captain

**From:** "J. C. Tumblin, OD, DOS" <jctchs44@nxs.net>  
**To:** <contactknoxmpc.org>, <Mark.Donaldson@knoxmpc.org>  
**Date:** 2/12/2008 12:17:36 PM  
**Subject:** Agenda Item 2-G-D8-UR (Northeast of Villa Road)

Dear Commisioners:

Regarding Agenda Item 2-G-D8-UR (Northeast of Villa Road)

Northwest Side of Tazewell Pike, Northeast of Villa Road. Proposed use:  
Church in R-1 (Low Density Residential) NC-1 (Neighborhood Conservation  
Overlay District)

Fountain City Town Hall requests that the Metropolitan Planning Commission  
(MPC) deny this request.

Even though the church is permitted in an R-1 zone in Fountain City, Town  
Hall feels that this particular request would not be in the best interest  
of the neighborhood for the following reasons:

- The church would have to be located behind an existing structure.
- In the MC-1 (Neighborhood Conservatioan Overlay) the church would have to  
have "the appearance of an accessory building" and in this case that means  
only 750 square feet.
- The parking area would drain into an on-site sink hole.
- A parking lot in the back yard of the structure would not be consistent  
with the NC-1 designation.
- Vehicles entering from Tazewell Pike or exiting onto Tazewell Pike will  
have a definite sight problem.

Thank you for your consideration of denying this request.

Sincerely,

Mark Campen, Chair  
Fountain City Town Hall

**CC:** "Michael Kane" <makane1@bellsouth.net>, ombroligo@aol.com  
<jhitch08@comcast.net>