



June 22, 2007

MPC Commissioners  
Suite 403 City/County Building  
400 Main Street  
Knoxville, Tn. 37902

3-SD-07-C (tabled item)

RE: Proposed development of Duplex/Townhouse Subdivision  
Of Gary McNabb, Danny Meadows – Hodge Associates,  
Clarksville, Tenn.

Dear Mark Donaldson  
MPC Executive Director

I am a member of the Chilhowee Neighborhood Association. I am terribly concerned about the proposed development of apartment housing in my neighborhood. I have lived in this neighborhood for the last 10 years. I have spent the last ten years fighting prostitution and drug dealing next door and in front of my home. I am fighting to keep this a decent neighborhood where other like families will want to live. I am also trying to preserve the historical significance and value of this Park City neighborhood.

Last year about this time, my husband, children and I walked the neighborhood and obtained over 150 signatures of homeowners on Woodbine and houses close to the proposed apartment development in order to stop the proposed rezoning and development of apartment rentals behind Chilhowee Zoo. As a neighborhood we are concerned about the long term increased traffic congestion on our small streets, and the long term effect rental properties have on property values of homeowners. We want to encourage homeownership in this neighborhood. Currently, I see first hand the problems that are on-going and seemingly never ending in regards to lack of homeownership already present in my neighborhood. Please help us to revitalize our neighborhood and to encourage homeownership. Please vote no – for the proposed duplex/townhouse subdivision sponsored by Mr. Gary McNabb and Danny Meadows of Hodge Associates out of Clarksville.

Thank you for your help and your concern  
for my neighborhood,

*Jennifer Zialcita-Simon*  
Jennifer Zialcita- Simon  
3049 East 5<sup>th</sup> Avenue  
Knoxville, In. 37914  
(865)742-2889 (cell)  
therapist – Knox. County School System

## Park City Town Hall, Inc

In the matter of Cherry Street Town Homes, MPC  
File No. 3-SD-07-C, situated on the northeast side  
of Washington Ave., east of Mundy St., Council  
District 6.

The neighbors and neighborhoods of Park City are quite opposed to this project for a variety of reasons.

1) The neighborhoods that make up Park City have an abundance of low income housing currently. A number of these properties are enrolled in the Section 8 program. Properties in the Chilhowee Park neighborhood at the foot of the ridge are 2000-3000 square foot houses selling for \$50,000 to \$60,000. This translates to \$25 - 30 per square foot. The housing stock is extremely affordable for low and middle-income residents.

2) According to 2000 census data, the area neighborhoods that make up Park City have a rental property density of 35% of which, 15% is Vacant

3) Geologically the site along the ridge is a labyrinth of caves leading to Chilhowee Park and the current Knoxville Zoo property. These caves, not properly mapped but known to some of your fellow Commissioners, are closed in the Park and Zoo property, however the fact remains the site would be a hazard on which to build such properties

4) Environmentally the site has been used as an illegal dump. Neighbors have witnessed tires being dumped into the cave sites and have made complaint to the City of Knoxville. Knox County is currently dealing with an illegal dump and subsequent fire in the western portion of our county.

This developer has no ties to Knoxville and, it seems, no interest or concern with struggling Knoxville neighborhoods working to regain identity and respect due all citizens of Knoxville. The current generation of homeowners in Park City, a heart of Knoxville historic neighborhood, is making a difference socially and commercially by investing in this historic area. MPC assists with this effort, recognizing the special place that is historic neighborhoods. The designation of H-1 for various neighborhoods and design guidelines specific to historic areas speak to the concern of this Commission and professional staff.

Park City residents would cheer a quality project promoted by a responsible developer. Park City needs the help and encouragement we are receiving from the City of Knoxville and the staff of MPC. A poorly thought out, cheap apartment project is not called for, desired by the neighbors, or required for housing needs.

Park City Town Hall and the neighborhoods that make up our group respectfully ask MPC to reject this development.

John Stancil  
Park City Town Hall, Inc.  
2003 Washington Ave  
Knoxville, TN 37917

Dear MPC Commissioners:

As you know, the Metropolitan Planning Commission has received a proposal to build 73 low-income, government-subsidized housing units on a hillside west of the Knoxville Zoo and north of Jefferson Avenue. Docket reference # 3-SD-07-C

As concerned citizens, we strenuously oppose this development. It is a revised version of an 80-unit housing development that was submitted last year, then withdrawn in the face of neighborhood objections. The new version is just as objectionable as the old, and we strongly urge you to reject it.

The primary problem is that this project, if implemented, will greatly reduce the quality of life in our section of Knoxville. It ~~will~~ inevitably bring an increase in crime rates, drugs, prostitution, and squalor. The proposal is essentially for the building of a new slum, devaluing homes and reducing the incentive for home-ownership.

This issue is critical to us because for many years, against formidable obstacles, we have worked tirelessly to upgrade the quality of life in this section of town. Increasing – not decreasing – the percentage of home ownership is critical to that goal. This section of East Knoxville is important to the city because of its proximity to Chilhowee Park, which hosts many out-of-town conventions, the Tennessee Valley Fair, and other events. It is in direct proximity to the Knoxville Zoo, a major tourist attraction. In addition to the harm this project will do to all of us as residents, it will adversely affect our city's reputation in ways that go far beyond our neighborhood.

There is also a serious concern about the possibility of dangerous mudslides resulting during the construction process effecting all homes located north of Jefferson Ave. in the 2700-2800 blocks. In addition, if this project is approved and brought to completion, it is estimated that we will see an average daily vehicle trip increase of 719 auto trips per day.

We citizens of this neighborhood strongly object to this project and strongly propose that you reject it.

Sincerely,  
Cheri and Gary Matthews  
3101 Woodbine Ave.  
521-7829

*Chilhowee Park Assoc*  
*Barbara Nowell +*  
*Son*  
*Charles Nowell*