

Jan. 8, 2008

MPC File Numbers:

1-B-08-RZ

1-C-08-RZ

Dear MPC,

I live in West Knoxville on Cogdill Road and also own property on Landoak Lane. I am writing in opposition to the rezoning request by Samuel J. Furrow on two properties on the southwest side of Cogdill Rd., southeast of Parkside Dr.

I have lived in this neighborhood for around 30 years. During this time I have made many trips to MPC and County Commission to defend our neighborhood from commercial development and to keep its impact to a minimum on the residents. While we cannot stop the development, we have tried to keep it from being too intrusive. We have been able to keep almost all businesses that touch our neighborhood to an office type nature. The two properties up for rezoning are asking for CA and C-6.

A zoning of CA or C-6 would have a very negative impact on our neighborhood. This would allow a car lot to be built on land that touches several residential properties. No one wants to live with the lights and noise associated with this type of business. It is bad enough to live with the noise of their PA systems and lights of the auto dealers on the north side of Parkside Drive, but now we are being asked to live with it in our back yards. Even though I live several houses away from the properties I still have to listen to "salesman line 1", "service line 2", and other announcements from the PA systems on Parkside Dr. This is not just limited to business hours. It is evenings and weekends. I am asking you to not allow an auto dealer to move into our neighborhood by denying this rezoning.

After taking with members of the neighborhood I feel that the appropriate zoning for the property that fronts Parkside Dr. would be OA or OB. This would be a good buffer between residential and commercial. There is an office building, Remax Reality, behind my house and this is an acceptable business, but how could anyone live with an automobile lot in his or her backyard.

I would like to see the property at 309 Cogdill Rd. remain residential. This property touches 4 other residential lots. A commercial zoning would greatly affect these homeowners. Also a commercial zoning would increase the traffic on a narrow residential street. Where Cogdill Rd. meets Kingston Pike is a bad intersection and added traffic would make a bad situation worse. Due to a red light on Kingston Pike a few hundred feet from the intersection, it is almost impossible to turn east onto Kingston Pike from Cogdill Rd with traffic backing up from the red light.

Other commercial property is available and has been available for years just a few hundred feet west on Parkside dr. across from Goody's. This land does not slice into a

residential area and would not have as a severe impact on a residential area. Of course it may be more expensive than buying residential property and rezoning it, but it would not extract such an impact on our neighborhood.

Again I ask you to protect a residential area by denying this rezoning. The residents of the Landoak Ln and Cogdill Rd. area love their neighborhood and hate to see it being destroyed.

Sincerely,

Steve McGhee
122 Cogdill Rd.
Knoxville, TN 37922

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/8/2008 8:19:08 AM
Subject: Fwd: File Number 1-B-08-PA 1-B-08-RZ

>>> "Chris Barton" <bartonzmail@charter.net> 1/7/2008 2:38 PM >>>
Mr. Brusseau:

Thank your for taking the time to explain the proposed rezoning request I phoned about and is referenced to in the subject line of this e-mail on January 7, 2008. My wife and I have been residents of this neighborhood for almost two years now. We were drawn to this neighborhood for several reasons. First is the proximity to my work location. I am a Radiographer and work at the Fort Sanders West Outpatient Surgery Center. Because of the close proximity I am able to walk to work from my home. Another reason we purchased our home in this neighborhood is the character of the neighborhood. It is an older established neighborhood with large lots and mature trees through out.

We wish to register our concerns regarding the proposed amendments with you and the Metropolitan Planning Commission. Our desire is to maintain the unique character of this neighborhood as well as be responsible citizens. Based on our conversation of January 07, 2008 I understood you to say that with the recommended C-6 zoning proposal there are certain restrictions as to type of development and landscaping requirements. My wife and I are not opposed to this but would like to make sure that there is also consideration for the possible noise a new development might bring being so close to an established neighborhood. We would request that any development proposed would also include measures to reduce any additional noise that such a development would bring. We would also like to request that there would be no additional road access to our neighborhood from Parkside Drive. This would mean no road connections to either Cogdill Road or Alex Lane.

Again our desire is to protect the integrity and character of our neighborhood. Thank you for your time and consideration of our request as concerned citizens of Knox County.

Sincerely,
Chris and Jan Barton
329 Land Oak Drive
Knoxville TN 37919-2015

865-288-0154