

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.

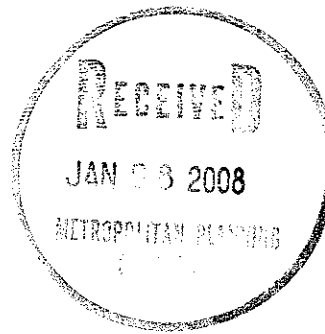
Sincerely,

Steve McGhee  
122 Cogdill Rd.  
Knoxville, TN 37922

Dorothy J. Scoppa  
306 Alex Lane  
Knoxville, TN 37922

January 7, 2008

Mr Michael Brusseau  
Metropolitan Planning Commission  
City County Building  
400 Main Street  
Knoxville, TN



RE: Proposed Rezoning Affecting Farragut Heights Addition 2

Dear Mr. Brusseau:

This letter follows up our telephone conversation of today's date regarding the above referenced matter. As we discussed, my neighbors and I strongly protest the proposed rezoning from A (agricultural/ low-density residential) to CA (commercial general business) known as File Number "1-A-08-SP 1-C-08-RZ Samuel J. Furrow."

I have resided in my home located at 306 Alex Lane for 32 years. During that time period, I have observed my once-peaceful neighborhood evolve into a piecemeal commercial/residential area. Most recently, my neighbors and I have endured the mass expansion along Parkside Drive including the traffic, commercial noise, and light pollution from Lexus and other car dealers. This includes the sounds of bullhorns used frequently as an intercom system on the car lots and obtrusive light emitted from them all night long. If the proposed rezoning is allowed, these nuisances will only increase, particularly if Mr. Furrow is granted permission to open Cogdill Road to Parkside. Needless to say, said proposal will limit and hinder my right to the "use and enjoyment of my property." Additionally, it will minimize the value of all homes in my neighborhood.

So, again, let me express my concern and protest for the proposed zoning change. Additionally and alternatively, if the zoning is permitted, I hereby ask that the applicant be required to provide "adequate screening" via landscaping, noise-absorbing/fast growing trees, and other barriers to minimize the damage his expansion will cause our neighborhood. Finally, I request that my neighbors and I be afforded some participation and input in the development of the "adequate screening."

Sincerely,

  
Dorothy J. Scoppa