

2-F-09-UR

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February 27, 2009

Knoxville/Knox County Metropolitan Planning Commission
ATTN: Thomas Brechko, AICP
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902



RE: Duplexes in RA (Low Density Residential Zone/ Use on Review Application
2-F-09-UR

Mr. Brechko

I am writing to address your concerns as stated in your letter of January 20, 2009 as today I am submitting a revised Use on Review concept. As you are already aware, I have submitted a variance request regarding the lot size that will be decided in the March 25th variance committee meeting Chaired by Commissioner Paul Pinkston, 9th District Commissioner. However, I would like to discuss the other items you listed in your letter.

I have enclosed three KGIS maps which help to illustrate my points. In item one of your letter you state that duplexes "...would be an inappropriate introduction of duplexes into a predominately detached single residential neighborhood." It is true that there aren't any duplexes presently in the area known as Geyland Heights. However, rather than building duplexes, it was the custom in this neighborhood which dates back to the early 1900's, that multiple dwellings were placed on one lot. I have circled six examples of multiple living structures on one lot within this neighborhood. Thus, the neighborhood maintains many instances where more than one family resides on one lot (see attachment A.) And, not only has the neighborhood lived under these conditions, this one lot/two home practice, these multiple homes in many instances exists on single lots where a single lot in Geyland Heights Subdivision is approximately 50 x 100 or 5000 square feet which is less than one-half of the size of my lots. In addition to this one lot/multiple homes practice, the neighborhood has allowed several homes to be divided into apartments.

Attachment B which again is a KGIS map of the Geyland Heights subdivision illustrates examples of three houses that have been divided into multi-unit apartments. On England Drive, two such houses exist, and on Spruce Drive, the road in which I hope to build, one house such house exists. In addition to the house on Spruce Drive being divided into an upstairs and downstairs apartment, it also possesses a second detached dwelling. Thus, the house on Spruce Drive has three residential dwellings on two lots with an approximate lot size square footage of 10,000 square feet. And lastly, there is the example of the development already located in the surrounding five block area. KGIS map

2-F-09-42

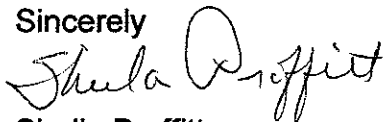
attachment labeled "C" illustrates the close proximity of the two large existing multistory apartment structures and the third project that has just gotten underway.

Points labeled one, two and four locate on attachment "C" illustrate the three large apartment and condominium developments in the immediate area of my proposed duplexes and the Geyland Heights Subdivision. Location one depicts the UT housing structure called "Trails End" which is made up of approximately ten or more three story building consisting 1, 2, 3 and 4 bedroom furnished apartments. The point labeled two are the Woodlands Condos located on both side of Cherokee Trail. The Woodlands consists of 1, 2 and 3 bedroom two story or greater condominium buildings. And the point labeled number 4 is the new developed started this month. In comparison to the Trails End and Woodlands, my one bedroom duplexes are far more low density than either of the structures. And then, there is the matter of the driveways and parking listed as item 4 and 5 in your letter.

As you can see from the revised drawings submitted today, I have changed my plans concerning the driveways and the parking. Due to the nature of the economy, I will be building each duplex as a single unit and/or project. Therefore, I will be utilizing the existing driveways and placing as the code requires four parking spaces at each structure. As a result, the difficulties that developed from the previous plan of one big driveway with two access points no longer exists. And finally, the setbacks on the site plan have been corrected on the revised Use of Review by Jim Odle to reflect the requirements of the RA zoning as listed in item 3 in your letter.

I am submitting all this to you respectfully requesting that you might reconsider your decision to deny my requested Use on Review and to allow me to go forward in the building of two one bedroom furnished duplexes pending the outcome of my lot size variance committee outcome as the community of Vestal and Knoxville in general is in great need of high quality one-bedroom living spaces such as the four units I hope to build.

Sincerely

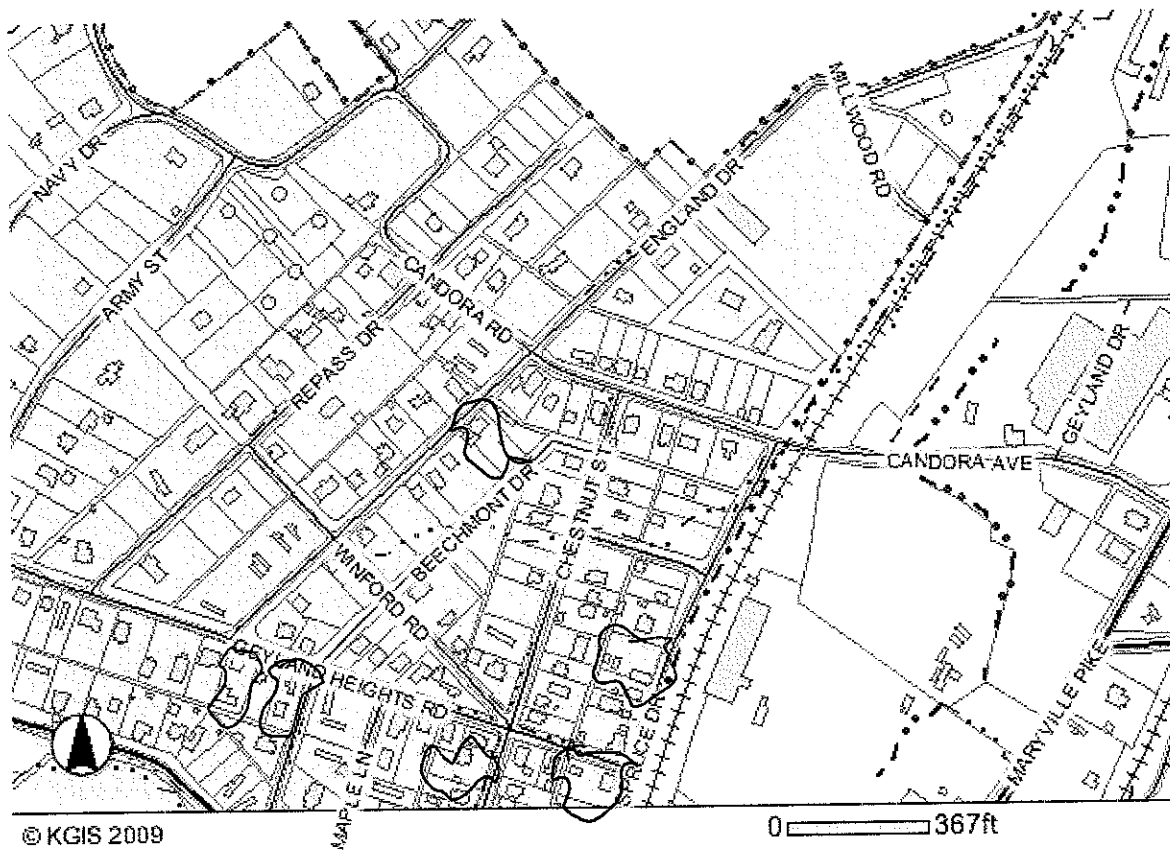


Sheila Proffitt
PO Box 12922
Knoxville, TN 37912-0922
865-579-1514

Attachments (3)

cc: Paul Pinkston, Commissioner 9th District
J. Odle

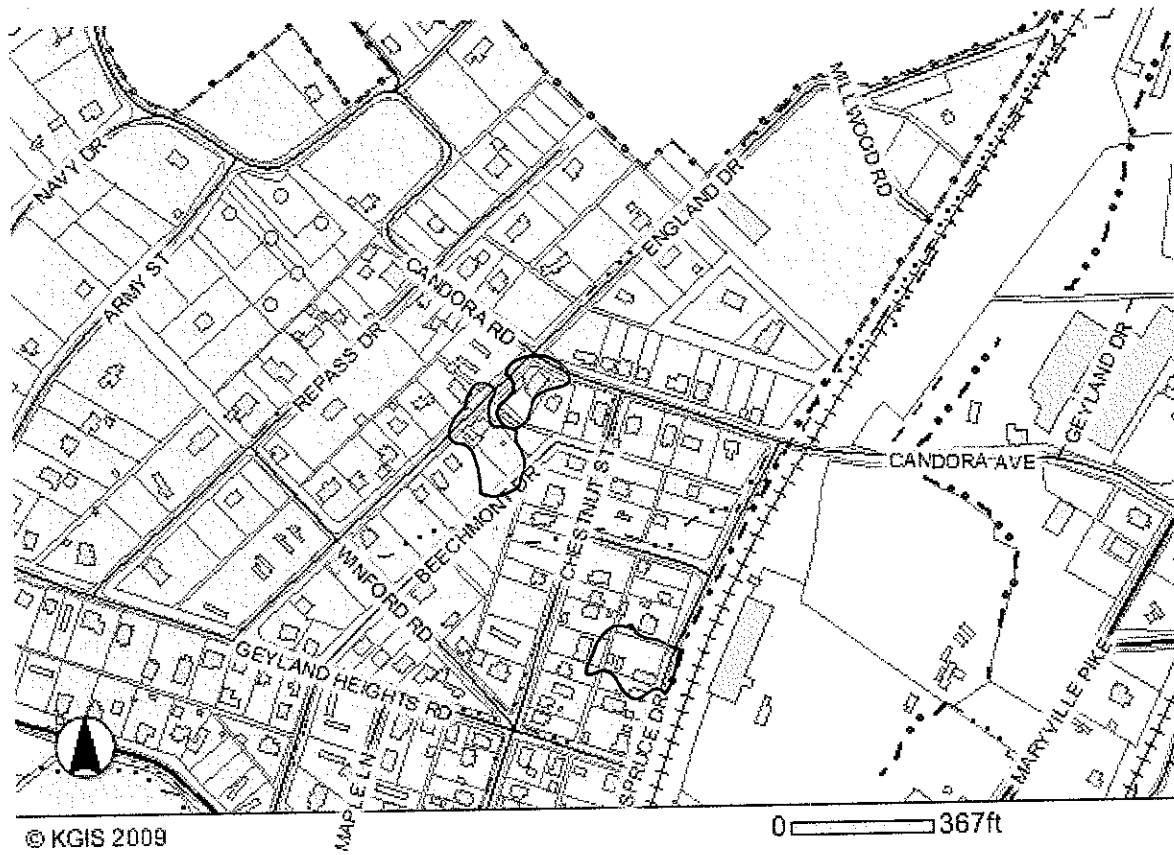
"A"

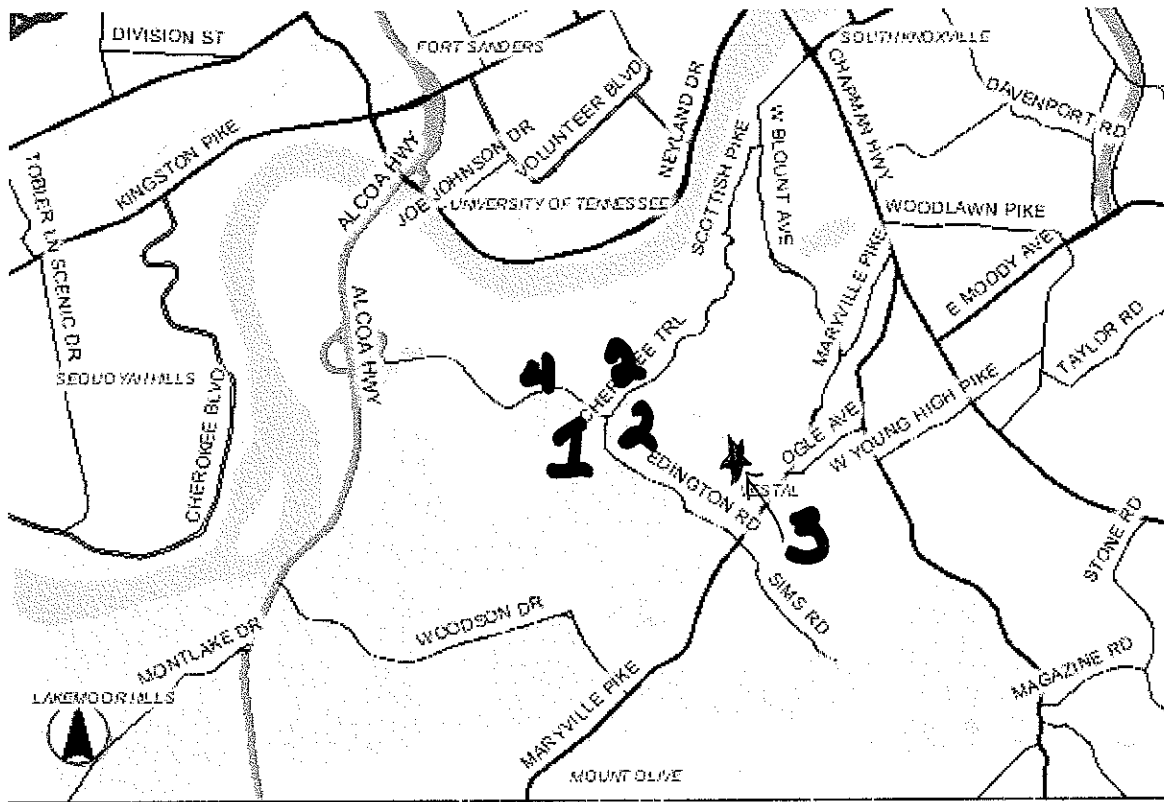


© KGIS 2009

0 367ft

"B"





“(C)”

- 1- UT Student Housing - Edington
1, 2, 3 + 4 bedroom apartments
in 10 or more 3 ~~story~~ story Buildings.
- 2- Woodlands - Cherokee Trail
1, 2 + 3 bedroom Condo's
10 or more 2 story Buildings.
- 3- My 2 lots on Spruce Drive
- 4- New Development underway.