

From: Betty Jo Mahan
Subject: Fwd: Opposition to requests 6-H-06-RZ and 6-A-06-SP

>>> David Bernholdt <david.bernholdt@gmail.com> 2/5/2009 10:01:47 PM >>>

I write to reiterate my opposition, originally expressed in 2006, to requests 6-H-06-RZ and 6-A-06-SP, item 35 on the February MPC agenda. I would appreciate it if this message could be distributed to the Commissioners in advance of the meeting.

I am a resident of the Hardin Valley Farms subdivision, which is immediately across Hardin Valley Road from the property in question. My neighbors and I are very concerned about the possibility of commercial development in this area, which is bordered on all sides by residential developments, including the Wellington Chase and Southern Shade subdivisions as well as our own, and several individual residences. While it is true that this area has seen rapid commercial development in recent years, I believe that makes it all the more important to maintain the residential character of those remaining areas of residential housing. The property in question is in the midst of a contiguous tract of residential development which includes Nora's Path, Wellington Chase, Southern Shade, The Willows, Hardin Valley Farms, and Hardin Fields subdivisions. Developing the property in question as something other than residential would balkanize this tract.

Returning to the fact of rapid commercial development of this area, I would like to point out that when I moved here, eight years ago, this area had a strongly rural/agricultural character to it, which was a significant part of the attraction of this location. I understand that some degree of development is inevitable over time, but I feel that the nature of the area has completely changed. As a homeowner, I now feel embattled by my surroundings rather than at peace with them as I was when I moved here. The last couple of years have been particularly egregious in this respect. We have seen at least three attractive hillsides in the area completely restructured into a series of artificial terraces to accommodate more buildings, though the damage having been done, there has been little or no building in at least two (the large area south of Hardin Valley and west of Pellissippi, and a property along Schaeffer Road. Moreover, we have shopping centers along Hardin Valley along both sides of Pellissippi that continue to sit vacant, a structure that has sat incomplete and unchanged for many months now in the Willow Point Way development. There is also appears to be a significant portion of an office building at 10330 Hardin Valley Road. As residents and homeowners in the area, we are concerned about the impact that too much vacant and incomplete commercial space has on perceptions of the area and given the tough economic times we are experiencing, we're frankly worried about the potential for these structures to turn into empty, neglected, and eventually decaying structures.

Finally, I would like to note that the property in question consists predominantly of a wooded hillside with a significant slope (more than 60% of the property has a 25% or greater slope). I have previously mentioned the visual devastation of other hillsides in the area, and we are very concerned at what might be left for us to look at day in and day out for the sake of construction.

Lest you read this letter as entirely anti-development, I would like to point out that when this matter originally came up in 2006, it was I who met repeatedly with Mr. Cox on behalf of the area homeowners, over several months, to try to find a compromise that would allow him to pursue his plans for the property (an office building for his companies) while giving the area homeowners protection against the even less desirable uses that CA zoning would permit. Land changes hands readily, and the statements and assurances of the current owner offer us no real protection if the land is zoned for commercial use. While I have not yet had time to poll the community again, I believe the consensus would be similar today with regard to the possibility of compromise.

That said, I think that the changes in the surrounding area since this request was originally filed in 2006 make the case even stronger for preserving the integrity of one of the few strictly residential enclaves left in the area by maintaining the current LDR zoning.
David Bernholdt, Hardin Valley Farms subdivision

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/9/2009 8:51:39 AM
Subject: Fwd: Comments opposed to Rezoning Request 6-H-06-RZ and Sector Plan Amendment 6-A-06-SP

>>> "TNT509" <TNT509@bellsouth.net> 2/7/2009 3:09:34 PM >>>

Dear MPC Leadership,

I would like to express comments concerning Rezoning Request 6-H-06-RZ and Sector Plan Amendment 6-A-06-SP, which are item 35 on the February MPC agenda.

I live in the Hardin Valley Farms subdivision, which is located immediately off Hardin Valley Road to the north of and across the road from the proposed development site. I see no positive impact coming from development of the property at the proposed site. Some points for consideration include:

- A previous MPC staff recommendation was to deny the request, because "commercial use of this site is out of character with surrounding development and would have an adverse impact on nearby residential uses."

- The site is surrounded on all sides by residential developments, and thus the commercial development would be in contrast to the community we are striving to maintain.

- The site is steeply sloped, and the land contours of the property would have to be significantly altered in order to build on the site.

- This stretch of Hardin Valley Road has undergone extensive development in recent years, a significant fraction of which is unoccupied, uncompleted, or entirely unused. There is no evidence that there is demand for commercial development in this area. In fact, the prevailing evidence is to the contrary....for example, one can simply drive 1/2 mile to the east and find a completely undeveloped industrial park (except for the sign and a single entry road with a locked gate).

In summary, I for one do not see the practicality of developing the subject parcel of land. It's a steep grade that will require extensive modification to be of any practical use, and if made into commercial property will be contrary to the surrounding properties. Don't we have enough empty strip malls in this area? I fail to see the economy in developing the proposed site. I understand the property owner has interest in making profit on the land investment...however, my opinion is that the better interests of the community should take precedence in this case.

I request that my comments be distributed to the Commissioners for their consideration.
Thanks for your attention.

Sincerely,
Scott A. Hawks
2422 Hardin Farms Lane
Knoxville, TN 37932-1693

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/6/2009 9:09:10 AM
Subject: Fwd: rezoning Issue

>>> mijung kang <sejebbi1@yahoo.com> 2/6/2009 12:30:03 AM >>>
Dear Commissioners,

We live in Hardin Valley Farms subdivision.
We are writing this to express our strong opposition about rezoning request 6-H-06-RZ and sector plan amendment 6-A-06-SP, which are item 35 on the February MPC agenda.

Here are some of the points:

- The original MPC staff recommendation was to deny the request because "commercial use of this site is out of character with surrounding development and would have an adverse impact on nearby residential uses."
- The site is surrounded on all sides by residential developments.
- The site is also steeply sloped and the land contours would have to be significantly altered in order to build on the site.
- This stretch of Hardin Valley Road has undergone extensive development in recent years, a significant fraction of which is unoccupied, left uncompleted, or entirely unused. There is no evidence that there is demand for commercial development in this area.

We are deeply concern about the environment also.
Please consider the concerning tax payers of surrounding residential areas.

Sincerely,

Yoon W. & Mi Jung E. Kang
2428 Hardin Farms Lane

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/6/2009 9:08:08 AM
Subject: Fwd: 6-H-06-RZ

>>> <wmay17@comcast.net> 2/5/2009 9:07:57 PM >>>

MPC Members:

Please consider denial of the 6-H-06-RZ rezoning request on Hardin Valley Rd. The Hardin Valley Rd has seen considerable commercial growth, but the section that the 6-H-06-RZ request covers is currently residential and is surrounded by residential lots including subdivisions. My wife and I purchased our Hardin Valley home just off Thompson Rd last year and respect everyone's opportunity to pursue business opportunities, however this parcel is not in the commercial sector that has come to Hardin Valley near the parkway. Instead, it adjacent or near five different subdivisions.

Thank you in advance for keeping Knox County commercial parcels commercial, and the residential parcels residential so our property values don't have to take additional hits in value.

-Wayne & Donna May
2137 Jakes Walk Lane
Nora's Path Subdivision (Thompson Rd)

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/6/2009 9:07:48 AM
Subject: Fwd: Rezoning request 6-H-06-RZ

>>> Marilyn McCollum <marilynmccollum@hotmail.com> 2/5/2009 5:02:39 PM >>>
Metropolitan Planning Commission:

I am writing to express my opposition to rezoning request 6-H-06-RZ and sector plan amendment 6-A-06-SP.

My home is in the Southern Shade S/D and would overlook the proposed development. The site is steeply sloped and would have to be significantly altered in order to build on the site. It saddens me to see all the commercial development in this beautiful area, especially with so much of it sitting vacant. It is hard to imagine the reasoning for more development at this time.

I urge you to go with the original MPC staff recommendation to deny the request because "commercial use of this site is out of character with surrounding development and would have an adverse impact on nearby residential uses."

Respectfully,

Marilyn McCollum

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From: Sarah Powell
To: Betty Jo Mahan
Date: 2/10/2009 9:11:33 AM
Subject: Fwd: Rezoning request 6-H-06-RZ and sector plan amendment 6-A-06-SP

>>> "The Schultz Family" <dandvs@comcast.net> 2/10/2009 9:11:15 AM >>>

Commissioners: I would like to express my opposition to the above referenced rezoning request for the following reasons: commercial use of this site is out of character with surrounding development and would have an adverse impact on nearby residential uses the site is surrounded on all sides by residential developments this part of Hardin Valley Road already has many unoccupied offices/retail stores, or the buildings have been left uncompleted, or entirely unused. There is no evidence that there is demand for commercial development in this area.
Sincerely, Vickie Schultz2463 Hardin Farms Lane