

**From:** "Kelli B. Guinn" <kelli@howardhowardlaw.com>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/11/2009 12:26:29 PM  
**Subject:** Opposition to 6-H-06-RZ and 6-A-06-SP

Dear Commissioners:

Please consider this letter our formal opposition to the rezoning request (6-H-06-RZ) and plan amendment (6-A-06-SP) filed by WC Development with respect to that certain parcel located on the south side of Hardin Valley Road, just east of Thompson Road. We are residents of Wellington Chase Subdivision, the subdivision that is adjacent to and just south of the parcel at issue.

First, let us start by saying that, as a general proposition, we do not oppose commercial development. We generally welcome commercial growth and development in areas that were previously designated as such. However, we strenuously believe that commercial designation and development of this particular piece of property will severely damage the value and quality of numerous private residences, including ours. This is not just another piece of frontage on Hardin Valley Road. This property is adjacent to, on all sides, private residences, including several planned residential developments.

We understand the desire of WC Development to use the property for other purposes; however, WC Development must understand the interest that we, as residents of their planned residential development, have in not living on top of a strip mall or a bank. The value of our home and neighborhood is in the peacefulness and beauty of the area. That value will undoubtedly decrease if invaded by the traffic, noises, sights, and smells of commercial development. We did not purchase our home with the desire to live next door to such development. A distinction has to be made and a line must be drawn where proposed commercial development is smack-dab in the middle of peoples' lives and homes. Please draw that line!

We understand that you previously denied WC Development's request for rezoning this property from residential to commercial. Now that even more private residences have been built adjacent to the property in question, we hope that you will do so again. We urge you to be our

voice and the voice of those neighbors and families yet to come and deny the requests of WC Development.

Thank you.

Jacob & Kelli Guinn

10439 Wellington Chase Lane

**CC:** "Jacob Guinn" <Jacob.Guinn@pilottravelcenters.com>

**From:** Sarah Powell  
**To:** Betty Jo Mahan  
**Date:** 2/10/2009 3:41:24 PM  
**Subject:** Fwd: 6-14-06-R2 & sector plan amend 6-A-06-SP

>>> "Larry and Rita Layman" <[larry.rita@comcast.net](mailto:larry.rita@comcast.net)> 2/10/2009 3:41:54 PM >>>

To Whom It May Concern: As referenced above, we would like this to be given to commissioners so they may know our feelings on property just across the road from our home in Hardin Valley. We have already dealt with this once before and since that time Hardin Valley has become a hot spot for commercial development. Within a mile we have half completed commercial development that has sat there for at least 2 years not finished and further west two strip centers that are half empty and west of Pellissippi other large commercial developments that sit very empty. What Hardin Valley doesn't need is more commercial development. Within a very short distance small mountains have been removed and yes, we will see more commercial development to sit empty. This particular rezoning is more bothersome because it is across the road and a large hill will have to be sculptured. Hardin Valley was one of the few places in Knox County that still had a quiet valley. That is the reason we moved from Farragut. We want to protect our home values, as well as, the beauty of the area. We are very opposed to anything other than perhaps an office building that will fit in with the area. We don't want anything that will have lots of traffic. Please take all this into account when you give your opinions. Thank you, Larry & Rita Layman 2411 Hardin Farms Lane Knoxville, Tennessee 37934

**From:** "Jim McElroy" <remaxagent@bellsouth.net>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/10/2009 1:54:03 PM  
**Subject:** 6-H-06-RZ and 6-A-06-SP

Betty Jo,

Please accept my concerns/opinions for presentation to the MPC regarding item 35, currently scheduled for consideration on Thursday, 2/12/2009. I request this e-mail be printed and supplied to the commissioners in some sort of supplement to the existing concerns documented in 2006 and later.

I reside in Nora's Path Subdivision at 2211 Finley Cane Lane. I am a homeowner, Knox County Taxpayer, and registered Knox County voter. Further, I am a full-time residential real estate agent, licensed in the State of Tennessee.

I am in opposition to the pending rezoning request at Thompson Road for a number of reasons, including but not limited to the following:

It should be no secret by now that both residential and commercial developments in the area are waning, with several having failed. In an area not immune to foreclosures, commercial developments along Hardin Valley Road have failed and/or become abandoned in various states of completion. Absorption rates for the existing available commercial space will push their consumption into the distant future and will likely rely on substantial additional residential development before regaining momentum. In short, it seems the "rooftops" just aren't there to support additional commercial development in Hardin Valley and certainly not those tucked into existing residential development. In my opinion, the economic conditions simply do not exist to justify additional commercial speculation, office or otherwise. The risk borne therein falls on the taxpayers, neighboring residents, and anyone else who doesn't have an appreciation for vacant or abandoned buildings.

Further, this parcel is bordered by the development of Wellington Chase Subdivision. This subdivision has been approved, is under construction, and its intended use is to provide residences to individual homeowners. A quick check of public record indicates only 5 units have been sold/transferred, out of approximately 52 lots. There are several unsold lots that directly border the property being considered for rezoning, whose future owners will not be afforded the privilege of having input into this process. I feel the subdivision already approved, and the rights of the expected homeowners therein, should trump the speculative nature of this proposed commercial development.

This specific rezoning request involves property served not only by

Hardin Valley Road, but also by Thompson Road. Since the 2006 consideration, the number of homes along Thompson Road has increased sharply. I'm quite comfortable stating that Thompson Road is barely fit for use at the current level of traffic and in no way is suitable for ingress and egress to ANY kind of commercial development. This potentially poses a threat to everyone traveling along Thompson Road and I have personally witnessed several near head on collisions while overlooking Thompson Road from my deck. In my opinion, it would be naïve to assume commercial development along Thompson Road would not increase the traffic count along Thompson Road, and in support thereof, medium density developments exist whose path of least resistance to the proposed commercial site would involve travel along Thompson Road.

Last, being a homeowner in the impact area of this rezoning request, I do not desire to experience any further decline in the market value of my primary residence, especially due to circumstances within the control of this commission.

I ask that you deny the proposed rezoning requests 6-H-06-RZ and/or 6-A-06-SP.

Thanks in advance for your consideration in this matter.

Jim McElroy  
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