

From: "Larry and Rita" <Larry.Rita@comcast.net>
To: <contact@knoxmpc.org>
Date: 6/6/2006 8:05:18 AM
Subject: rezoning

We ask that you not approve the 6-A-06-SP and 6-H-06-RZ rezoning at Hardin Valley Road. We live across the road and do not want any commercial activity that close to our home. This is a beautiful area that is currently being consumed by commercial activity. Larry & Rita Layman, 2411 Hardin Farms Lane.

From: "Janice L. Musfeldt" <musfeldt@utk.edu>
To: <contact@knoxmpc.org>
Date: 6/6/2006 8:03:18 AM

Members of the Knoxville Planning Commission,

I am writing to express my concern about the rezoning requests 6-A-06-SP and 6-H-06-RZ by WC Development, which are item 70 on the June 8, 2006 agenda.

The parcel of land in question is surrounded on all sides by residential housing. To zone this lot commercial would be out of character with the existing plan for this local area of Hardin Valley.

Further, commercial zoning would greatly increase traffic and noise near many homes in the area, with little overall gain for residents.

While our collective need for "peace, quiet, and green space" may not be a reason to stand in the way of needed development, the frenzied development taking place in Hardin Valley is replacing all that is attractive in Knoxville with Winn Dixies, Wigels, Dollar Generals, and who knows what. It's notable that Hardin Valley Road was designated as a scenic byway when we moved to the area 6 years ago. It's sad to witness such a transition.

The last thing that Hardin Valley needs is more commercial property. Please vote against rezoning requests 6-A-06-SP and 6-H-06-RZ.

I would be grateful if this note could be distributed to members before the meeting.

Best Wishes,

Jan Musfeldt

--

Prof. Janice L. Musfeldt musfeldt@utk.edu
Department of Chemistry +1 (865) 974-3392 (voice)
University of Tennessee +1 (865) 974-3454 (fax)
Knoxville, TN 37996 USA <http://web.utk.edu/~musfeldt/>

From: "Jeff Roach" <JeffreyRoach@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 6/7/2006 3:52:44 PM
Subject: Requests 6-A-06-SP and 6-H-06-RZ

Metropolitan Planning Commission:

I live at 2416 Hardin Farms Lane, Knoxville, Tennessee 37932, and I would like to voice my concern regarding requests 6-A-06-SP and 6-H-06-RZ, which are item 70 on the agenda for the June 8th MPC hearing.

I feel that there is plenty commercial development on Hardin Valley Road right now but I feel like I am beginning to be sandwiched in. The proposal to rezone this above mentioned property directly across the street from Hardin Valley Farms subdivision from Planned Residential to General Commercial would have a negative impact on our homes and our property.

Please keep this property as Planned Residential. To rezone this would have a negative impact.

Thank you,
Jeff Roach
865-219-6495

CC: <bernholdtde@ornl.gov>

Comments

From: <MSGCOX@aol.com>
To: <contact@knoxmpc.org>
Date: 6/7/2006 9:53 PM
Subject: Comments

This email is to let you know that we are opposed to request 6-A-06-SP and 6-H-06-RZ, item 70 on your agenda for the June 8, 2006 meeting.

We live in the Hardin Valley Farms Subdivision and believe any more commercial development near our subdivision will be detrimental to our neighborhood. With any further commercial development there will be increased noise, traffic and destruction of trees and green spaces. None of this is conducive to the peaceful life we sought when we built our home in Hardin Valley.

We are already having to contend with a funeral home and a strip mall being developed within sight of our neighborhood.

Please deny these request to further develop commercial property on Hardin Valley.

Respectfully,
Murray T and Rebecca N Cox
2427 Hardin Farms Lane
Knoxville, TN

From: <bernholdtde@ornl.gov>
To: <contact@knoxmpc.org>
Date: 6/8/2006 6:45:47 AM
Subject: Agenda item 70 of 8 June MPC meeting

Planning Commission Members:

I am a homeowner in the Hardin Valley Farms Subdivision. I would like to express my serious concerns over the changes requested in item 70 of the 8 June meeting (6-A-06-SP and 6-H-06-RZ).

The area in question is surrounded on all sides by residential developments, and to allow commercial development in this area would be quite out of character with these surroundings. It would also cause increased traffic and congestion in the immediate area.

Just in the 5 years I have lived here, this stretch of Hardin Valley Road (HVR) has already undergone a tremendous shift from a largely residential and agricultural character towards extensive commercial development. While there were established business parks already in place, they have had a more limited impact on the character of the area, but the new development is tending towards commercial, retail, and much more "in your face" land usage as far as those living on or near this stretch of HVR are concerned.

Already we have experienced traffic and noise increases that seriously impact the quality of life for residents of the area, as well as property values, no doubt. The proposed development, literally in the middle of residential developments, would destroy what quality of life remains.

I find it hard to believe that there is a such need for more commercial space in this stretch of HVR that this development is necessary. Moreover, I know that major developments are planned for the HVR area near Pellissippi State and the new high school.

Please also consider the fact that the sizable residential developments immediately south of the property is very much under construction. These subdivisions would probably be the most directly effected by the proposed changes, but at this point, they have no voice to register their objections because there are few, if any, actual residents as of yet.

In summary: please do not allow what little residential character remains in this stretch of HVR to be destroyed by commercial development in its midst -- especially given that there is so much other commercial development taking place within a very short distance. It isn't desirable, and it isn't necessary.

Please feel free to contact me if you have any questions.

Sincerely, David Bernholdt

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David E. Bernholdt | Email: bernholdtde@ornl.gov
Oak Ridge National Laboratory | Phone: +1 (865) 574 3147
<http://www.csm.ornl.gov/~bernhold/> | Fax: +1 (865) 576 5491

CC: <bernholdtde@ornl.gov>

From: <tiredmomds@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 6/21/2006 10:12:00 PM
Subject: Opposition to apartments at 6-J-06-UR

Members of the Knoxville Planning Commission:

We are writing to express our concern about the rezoning requests 6-A-06-SP and 6-H-06-RZ by WC Development, which are item 70 on the June 8, 2006 agenda. The parcel of land in question is surrounded on all sides by residential housing. To zone this lot commercial would be out of character with the existing plan for this local area of Hardin Valley. Further, commercial zoning would greatly increase traffic and noise near many homes in the area, with little overall gain for residents.

While our collective need for "peace, quiet, and green space" may not be a reason FOR YOU to stand in the way of what some call "needed development," the frenzied development taking place in Hardin Valley is replacing all that is attractive in this part of West Knoxville. There is PLENTY of empty space available for apartments in other areas and there are many office parks and commercial developments standing empty just a little further to the east of this area. We DO NOT NEED to continue commercial development in this direction simply because "you can do it". This is a obvious case of "urban sprawl" and not required or needed by the homeowners in our area. We purchased our lot 17 years ago and at that time Pellissippi Parkway was a "Scenic Highway". Ha! No longer!!!! It's sad to witness such a terrible transition from rolling farmlands and lovely homes to this UGLY commercial development. The last thing that Hardin Valley needs is more commercial property. Why can't people live in the quiet, peaceful countryside without this type of commercial crap being shoved down our throats??? Please vote against rezoning requests 6-A-06-SP and 6-H-06-RZ. You folks are supposed to be part of a "metropolitan PLANNING commission". The key word here is "planning" and hopefully that word will mean something to someone on this commission. Remember, YOU ARE elected officials!

Tim & Susan Diegel
2124 Berrywood Dr.
Knoxville, TN 37932

CC: <rlbridges@y12.doe.gov>, <RAYCPA@comcast.net>, <email@hardinvalley.org>, <tdiegel@n-p.com>

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: 2/5/2009 11:13:29 AM
Subject: Fwd: February MPC Agenda Item 35, Rezoning Request 6-H-06-RZ, SectorPlan Amendment 6-A-06-SP

>>> NANCY CALDWELL <nancycaldwell@comcast.net> 2/5/2009 9:27:02 AM >>>

RE: February MPC Agenda Item 35; Rezoning Request 6-H-06-RZ, Sector Plan Amendment 6-A-06-SP

As a resident of Nora's Path Subdivision off Thompson Road in Hardin Valley, I want to express my vehement opposition to the proposed request to rezone to CA (commercial) the area along Hardin Valley Road that is bordered by Thompson Road and the Wellington Chase and Southern Shades Subdivisions. I am very concerned about commercial development in the midst of an area that is currently residential. I fear that allowing commercial development at this location would have an adverse impact on all of the residential property owners in this area. Like many owners in my subdivision, as well as in Wellington Chase, Southern Shades and Hardin Valley Farms, my husband and I have made a significant investment in our home and do not wish to see our property values decline. There are several properties between Pellissippi Parkway and Middlebrook Pike that are already cleared and available for development. The location in question is steeply sloped and could not be used without significant changes to allow construction on the site. I see no need to add this parcel to an existing inventory of vacant lots. Please acknowledge and appreciate the effect of this zoning change on the nearby property owners and deny this request.

Sincerely,
Nancy Caldwell
A concerned Knox County resident and voter

NANCY CALDWELL ABR CRS GRI e-Pro
Coldwell Banker Wallace & Wallace Realtors
124 N. Winston Road
Knoxville TN 37919
865) 693-1111 (office)
1-800-489-1118 (toll free)
865) 694-1774 (FAX)
Nancy.Caldwell@ColdwellBanker.com
Visit me on the Web at cbww.com/nancycaldwell

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: 2/9/2009 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: 2/10/2009 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> 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: 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: "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
RE/MAX Preferred Properties, Inc.
117 Center Park Drive
Knoxville, Tennessee 37922

(865) 694-8100 office
(865) 924-2941 cell
remaxagent@bellsouth.net
www.knoxarearealty.com

CC: <remaxagent@bellsouth.net>

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/3/2009 2:58:39 PM
Subject: Fwd: 6-A-06-SP and 6-H-06-RZ

>>> "Janice L. Musfeldt" <musfeldt@ion.chem.utk.edu> 2/3/2009 2:54:04 PM >>>
Members of the Planning Commission,

I write to register my opposition to the 6-A-06-SP and 6-H-06-RZ sector amendment and rezoning requests that are scheduled to be heard at the MPC meeting on Thursday, February 12.

These proposals by WC Development are not new. Indeed, similar changes were requested two years ago, at which time staff analysis of the situation pointed out the obvious: (i) the land in question is surrounded on all sides by residential development and (ii) the land in question is a slope-protected area. Both findings make the property unsuitable for commercial development.

Remarkably, these findings are still relevant in 2009. The land in question is still surrounded on all sides by residential development, and it is still a slope protected area on a designated "scenic byway".

Both issues strongly impact nearby homeowners and continue to make the property unsuitable for commercial development.

And once zoned commercial, there is no future protection against some arbitrary commercial use of the property.

Finally, I understand that an MPC-sponsored technical report on slope protection in Knoxville is under development. It would be a shame to rush this request through before the report (and its recommendations) are made public. I feel sure that this report will weigh in on what many see as over-development in the Hardin Valley area.

In summary, I urge the MPC to deny the request of WC development for a sector plan amendment and rezoning.

Best Wishes,

Jan Musfeldt
Hardin Valley Farms Subdivision

--

Prof. Janice L. Musfeldt musfeldt@utk.edu
Department of Chemistry +1 (865) 974-3392 (voice)

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Knoxville, TN 37996 USA

+1 (865) 974-3454 (fax)
<http://web.utk.edu/~musfeldt/>

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

From: Sarah Powell
To: Betty Jo Mahan
Date: 2/5/2009 11:12:56 AM
Subject: Fwd: Rezoning Request 6-H-06-RZ and Sector Plan Amendment 6-A-06-SP

>>> RAYMOND SHANLEVER <rayshanlever@bellsouth.net> 2/4/2009 7:43:49 PM >>>
Metropolitan Planning Commission members,

We have deep concern about the rezoning request 6-H-06-RZ and sector plan amendment 6-A-06-SP, which are item 35 on the February MPC agenda. There are numerous commercial developments in the vicinity that are unfinished and unoccupied at this time. With the economy in the state that it is, there are enough unfinished areas where the land has been stripped of trees with red clay exposed.

We understand that this property has been up for rezoning and has been refused many times over the last several years. The property owner is trying to outlast those apposed to this effort and should not even be allowed to bring this before the MPC again.

This area is surrounded with residential developments and rezoning is out of character with the surrounding area. We live in the Southern Shade subdivision which borders this property and we are very much apposed to this effort.

Raymond and Kay Shanlever
2244 Southern Shade Boulevard