



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

correction to previous correspondence

1 message

Margot Kline <margotkline@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Thu, Jun 14, 2012 at 11:58 AM

Ms. Mahan,

Could you please get this correction to the MPC commissioners?

Thank you,
Margot Kline

I incorrectly stated in my last email that this corner of Westland and Ebenezer is currently zoned Planned Commercial only because of a proposed development in 2006 that fell through and that Neighborhood Commercial was not an option at that time because that zoning did not exist yet. After doing some research I learned that Neighborhood Commercial did in fact exist...

The earlier email should have read:

This corner of Westland and Ebenezer is currently zoned Planned Commercial only because of a proposed development in 2006 that fell through. Before then, it was zoned for low density residential. In 2006, Pilot applied for CA (General Business) zoning and a sector plan change.

The MPC Commissioners approved the sector plan change but did not approve CA—instead they approved Planned Commercial in order to insure that traffic and setback issues would be addressed and so that the entire parcel would have a master plan.

About 90% of the land within a 1/2 mile radius of this land is still single-family residential, agricultural, or historic properties. This is clearly an appropriate site for Neighborhood Commercial or Mixed-Use zoning (Mixed-Use did not exist in the Knox County Zoning Ordinance in 2006), and if the land here was being rezoned today, it would probably be Neighborhood Commercial.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Comment for MPC on Weigels at Westland & Ebenezer

1 message

Steve & Maria Otzenberger <smotzen@gmail.com>

Wed, Jun 13, 2012 at 5:04 PM

To: bettyjo.mahan@knoxmpc.org

Cc: "Thomas, Elizabeth" <EThomas@etch.com>, Mike McKenzie <jmmcken@comcast.net>, Tom & Linda Reesor <reesor@comcast.net>, margotkline@gmail.com

Dear Ms. Mahan,

The Highgrove Gardens HOA board of directors met Monday evening and voted to endorse the concerns and recommendations recently submitted by Margot Kline, President of the Council of West Knox County Homeowners regarding the proposed Weigel's at the corner of Westland and Ebenezer. We feel strongly that the alternative design she suggested is much more in keeping with the surrounding residential neighborhood. Please forward our comments to the MPC staff and commissioners requesting they vote no on agenda item 6-A-12-UR unless Weigel's makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhood.

Sincerely,

Stephen J. Otzenberger, President

Highgrove Gardens HOA

Cell: [865-850-4362](tel:865-850-4362)**Weigels 20120611.pdf**

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote 'NO' to Agenda Item 6-A-12-UR

1 message

Dene French <denefrench@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Wed, Jun 13, 2012 at 9:06 PM

Ms. Mahan:

I am a resident of a West Knoxville subdivision and have learned of the proposed development of a Weigel's store at Ebenezer at Westland. I am not opposed to this business going in at this location but would strongly urge the MPC to consider the fact that this area is highly residential when making decisions about this proposed new business. I have participated in movements to keep this area aesthetically pleasing. These neighborhoods house families who are raising children and who are concerned with greenways, sidewalks, neighborhood friendly businesses and maintaining their property values. Please vote 'NO' to this agenda item unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhood.

Thank you in advance for passing my comments along to the MPC commissioners.

Thank you – Rhonda French

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