

*Dr. and Mrs. Ron Sandberg*  
728 Kempton Road  
Knoxville, Tennessee 37909  
October 6, 2013



Dear Mr. Donaldson:

Craig Allen has an option to purchase the property located at 962 North Gallaher View Road, 37923, from Nathan Rothchild pending approval of Allen's request to amend the One Year Plan (MPC File No. 10-C-13-PA) and the Northwest City Sector Plan (MPC File No. 10-C-13-SP) and to rezone the property from R1-E (Low Density Exclusive Residential) to C-6 (General Commercial Park) (MPC File No. 10-F-13-RZ).

Allen's requests are on the MPC agenda October 10.

As residents of Westborough for 40 years, we are writing to express our strong opposition to Craig Allen's requests to change the zoning of this property on Gallaher View Road from R-1E to C-6 and to any plan amendments that would be required for this rezoning. Craig Allen plans to build self-storage units on the property. A storage facility would be absolutely inappropriate for this exclusively residential area.

Nathan Rothchild's attempt to rezone this property from R-1E to Office in 2004 was correctly denied by MPC. The current rezoning request for C-6, General Commercial Park, is even more objectionable.

Nothing has changed in this area to justify this rezoning request

This property is close to homes in Westborough, particularly Kempton Road, and the Westborough subdivision will be adversely affected. We fear this deterioration will encourage further commercial development along Gallaher View Road and create traffic and flooding problems.

Rezoning for commercial use would violate the existing One Year Plan the Northwest City Sector Plan and the proscription against "spot zoning." The MPC staff has recommended denial of all these requests, and we urge you to accept staff's recommendations and to protect our neighborhood.

Thank you for your consideration of our concerns.

Sincerely,

*Cherie R. Sandberg*  
*Ronald K. Sandberg*



**Fwd: MPC October 10, 2013 Meeting**

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org> Tue, Oct 8, 2013 at 3:28 PM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>

----- Forwarded message -----

From: **Cap and Clara Hardin** <hcaphardin@comcast.net>  
Date: Tue, Oct 8, 2013 at 1:08 PM  
Subject: MPC October 10, 2013 Meeting  
To: bartcarey@comcast.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, jtocher.mpc@gmail.com, herb@claibornehauling.com, artclancy3@gmail.com, llcole712@gmail.com, lenedna@bellsouth.net, rebeccalongmire@hotmail.com, brianpierce@mbarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, mark.donaldson@knoxmpc.org

**Re: Craig Allen request to amend One Year Plan (MPC File No. 10-C-13-PA)**

request to amend Northwest City Sector Plan  
(MPC File No. 10-C-13-SP)

request to rezone 962 North Gallaher View Road  
from R1-E to C-6 (MPC File No. 10-F-13-RZ)

We urge you to deny the above requests for these reasons:

1. The property is surrounded by residences. Commercial zoning would be out of character with the area.
2. There is no other commercial zoning on the east side of Gallaher View Road in the immediate area. To rezone 962 would prompt other rezoning to commercial requests, thereby defeating the purpose of Gallaher View as a traffic moving roadway.
3. Amendments to well-thought-out plans such as the One Year Plan and the city sector plans should be extremely rare.

We appreciate your careful consideration of this matter.

A. B. Hardin  
Clara G. Hardin  
713 Westborough Road