

▶ **FILE #:** 1-F-14-RZ **AGENDA ITEM #:** 29  
 POSTPONEMENT(S): 1/9/2014-3/13/2014 **AGENDA DATE:** 4/10/2014

▶ **APPLICANT:** H.E. CHRISTENBERRY  
 OWNER(S): H.E. Christenberry

TAX ID NUMBER: 108 H C 004  
 JURISDICTION: City Council District 2  
 STREET ADDRESS: 3222 Kingston Pike

▶ **LOCATION:** South side Kingston Pike, east of Kingston Ct.

▶ **APPX. SIZE OF TRACT:** 4.8 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a 4-lane, major arterial street with 37' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River and Thirrd Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 5.99 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Kingston Pike - Calvary Baptist Student Center / R-1 (Low Density Residential)

South: Tennessee River / F-1 (Floodway)

East: Calvary Baptist Church / R-1 (Low Density Residential)

West: First United Methodist Church / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This section of Kingston Pike through Sequoyah Hills is developed with low density residential uses and churches under R-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac, subject to one condition. (Applicant requested 5.99 du/ac.)**

1. No clearing, grading or demolition shall occur on the site prior to use on review plan approval by MPC.

RP-1 zoning at the recommended density is consistent with both the One Year Plan and sector plan proposals for the property and takes into account the steep slopes on about 35% of the site. RP-1 zoning will require use on review approval of a development plan by MPC prior to construction. The recommended condition will ensure that a plan for development is considered prior to any disturbance of the existing site.

**COMMENTS:**

The Christenberry House located on the subject property is not within the Kingston Pike National Register Historic District due to the fact that a non-historic church building stands between it and the historic district boundary; however, the property is eligible to be included based on its age and degree of architectural integrity

**REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. The proposed RP-1 zoning and density is compatible with the scale and intensity of the surrounding development and zoning pattern. There are other spots of RP-1 zoning in the area.
2. The site has slope constraints. Staff has recommended a lower density than requested, based on the results of the attached slope analysis and map, by applying the recommended residential density and land disturbance guidelines from the Knoxville-Knox County Hillside and Ridgetop Protection Plan. Applying the guidelines strictly would result in a recommended density of 3.09 du/ac. However, because the site is in the City, with all utilities in place, along a major arterial street, staff has recommended up to 4 du/ac for appropriate infill development. The required use on review will insure that the structures are clustered within the less steep portions of the site. The rear (southern) portion of the site leading down to the river is the steepest part. Staff would expect that no structures are proposed to be built within that area.
3. The sector plan and the One Year Plan both propose low density residential uses for the property, consistent with the requested RP-1 zoning and density. The requested density of 5.99 du/ac is the maximum allowable under the low density residential plan designation. Staff's recommended density of up to 4 du/ac is still within the low density range and allows the applicant reasonable use of the site, while addressing the slope concerns on the site.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. RP-1 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 is the most appropriate zone for this development.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

1. RP-1 zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of the requested density will allow the applicant to submit a development plan with up to 28 dwelling units for MPC's consideration, which, if developed with attached residential units, would add about 2 students to the school system and add about 304 trips to the street system. At the staff's recommended density, the applicant could submit a development plan with up to 18 dwelling units for MPC's consideration, which, if developed with attached residential units, would add about 1 student to the school system and add about 204 trips to the street system
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

1. The West City Sector Plan and the Knoxville One Year Plan propose low density residential uses for this property, consistent with the proposed RP-1 zoning at up to 5.99 du/ac.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 304 (average daily vehicle trips)

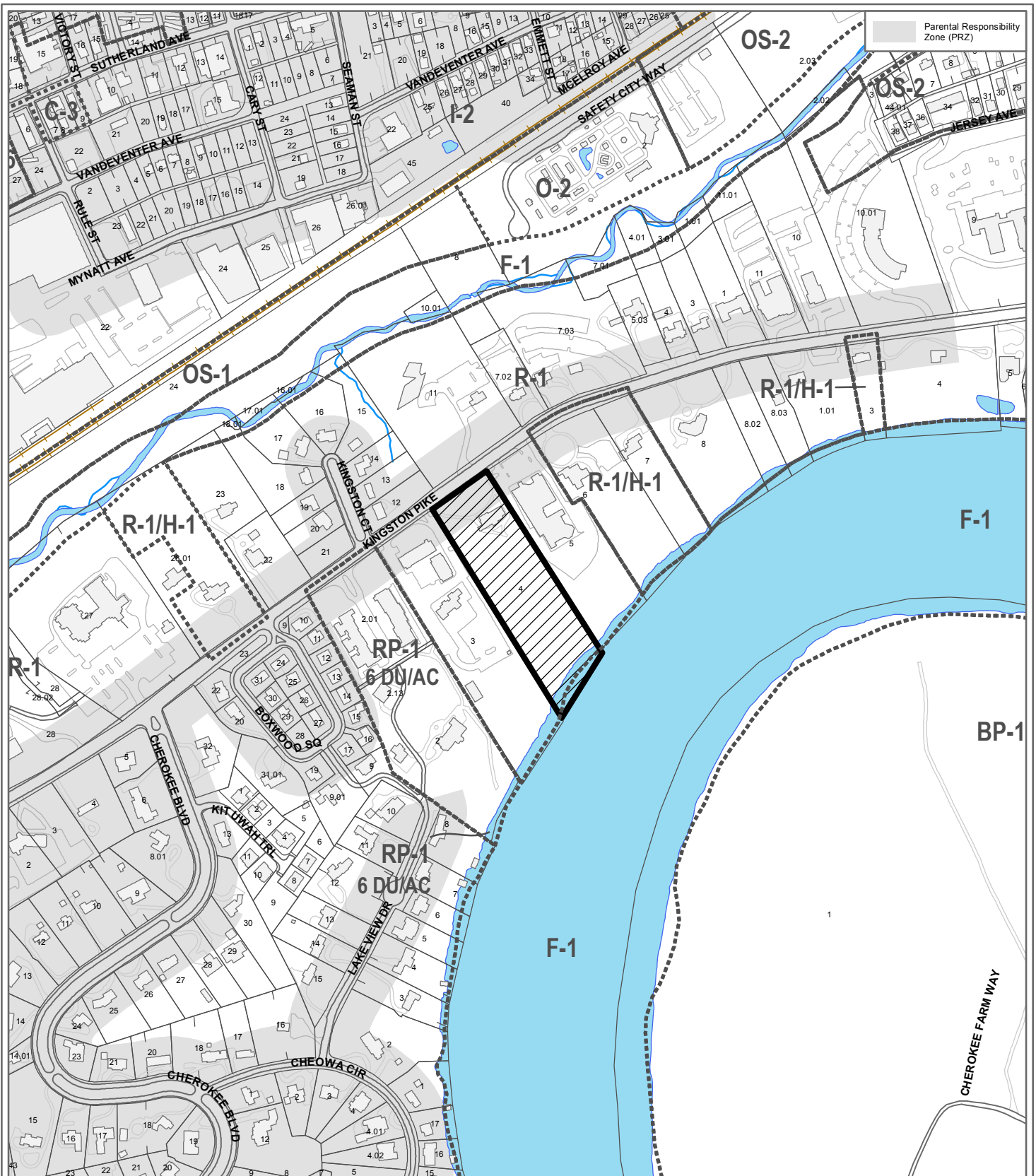
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2014 and 5/27/2014. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



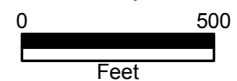
**1-F-14-RZ  
REZONING**

From: R-1 (Low Density Residential)  
To: RP-1 (Planned Residential)



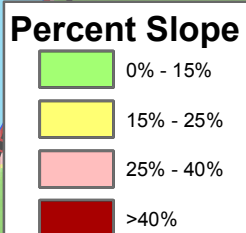
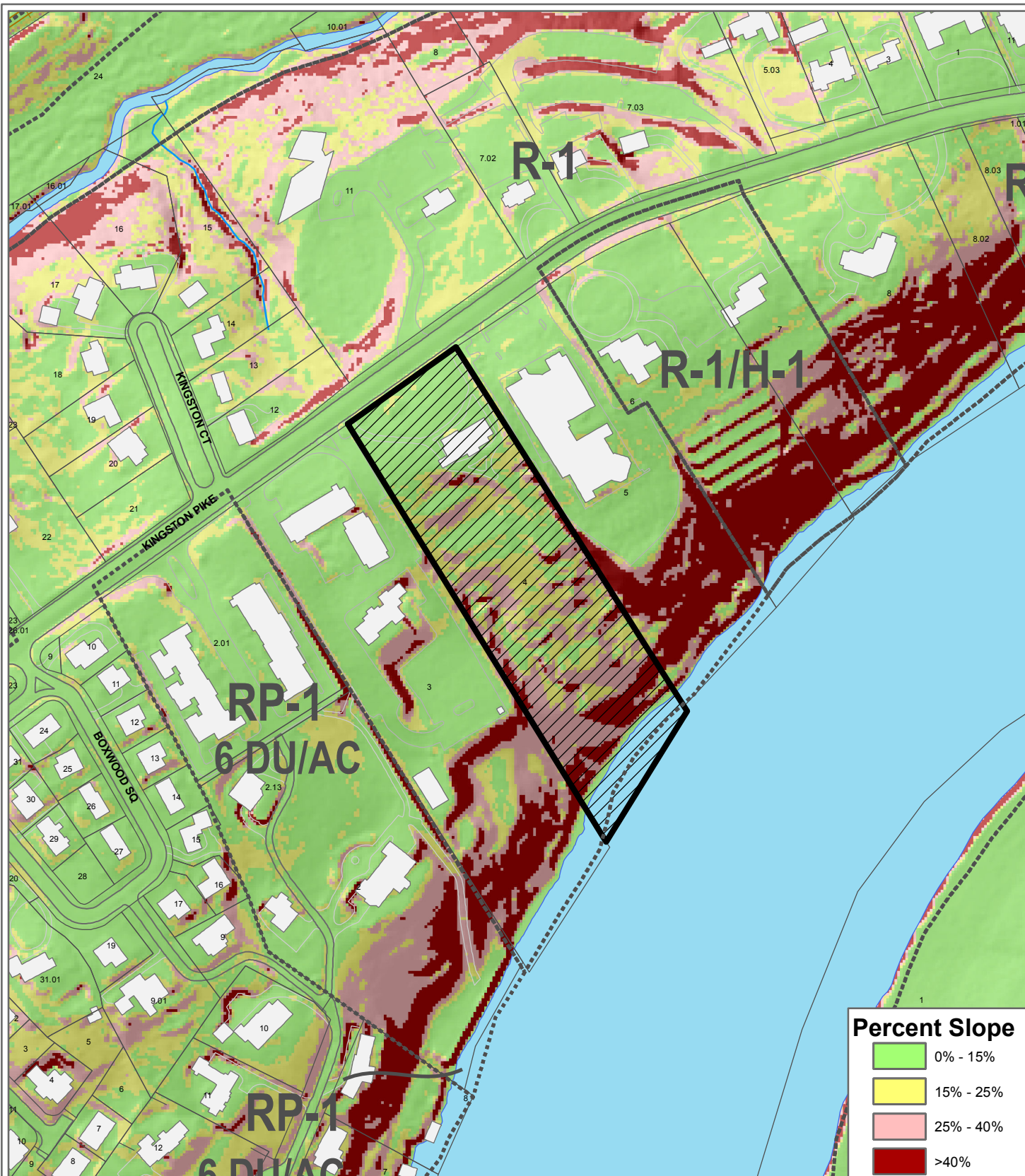
Petitioner: Christenberry, H.E.

Map No: 108  
Jurisdiction: City



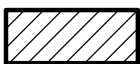
Original Print Date: 12/20/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**1-F-14-RZ  
REZONING - SLOPE ANALYSIS**

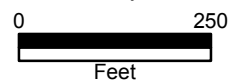
From: R-1 (Low Density Residential)  
To: RP-1 (Planned Residential)



Original Print Date: 12/20/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Christenberry, H.E.

Map No: 108  
Jurisdiction: City



1-F-14-RZ Slope Analysis

Dryland Acreage

Slope	GridCode	COUNT	Sum_Acres	Percentage
0-15%	1	3180	1.8251	40.29%
15-25%	2	1936	1.1111	24.53%
25%-40%	3	1994	1.1444	25.26%
>40%	4	783	0.4494	9.92%
Total Acres			4.5300	100.00%

Acreage Underwater 0.3300



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## Fwd: Please do not rezone Christenberry Property

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Mar 12, 2014 at 10:35 AM

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

From: <agmidis@comcast.net>  
Date: Wed, Mar 12, 2014 at 8:41 AM  
Subject: Please do not rezone Christenberry Property  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear Commissioners,

I am writing as a concerned neighbor in Bearden. I ask you to please NOT rezone the Christenberry property on Kingston Pike to RP-1. This house is another example of the fragile and limited architectural history we have in Knoxville. It also sets a dangerous precedent for other properties along Kingston Pike and other main thoroughfares, from which I live, drive, and walk everyday. Make this owner and any potential buyers work within the confines of the existing R-1 zone.

Best Regards,

Amy Midis  
5015 W Summit Circle  
Knoxville TN 37919



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## Rezone Request for Christenberry Home, MPC

1 message

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**Christine** <clgriffin2008@att.net>  
To: bettyjo.mahan@knoxmpc.org

Wed, Mar 12, 2014 at 1:09 PM

Ms. Mahan: I'm sending this to you, hoping you can make copies for the Commissioners' meeting tomorrow. Thank you.

Dear MPC Commissioners:

I'm writing to urge you to NOT PROCEED with changing the zoning on the Christenberry property on Kingston Pike. There are so many reasons to not allow this zoning change and thereby make it possible for a developer to insert planned residential development (RP-1) on one of Knoxville's most beautiful and historic streets.

I live across from West High School and travel Kingston Pike frequently. The traffic is heavy several times a day. It would be very reckless for MPC to add to the problem by permitting 38 multi-family units on this site. And to add to the problem, the site is on a curve where many accidents have occurred with the present density!

I'm certain you have heard all the other reasons to **not change the zoning**. I'm confident you will agree. I am also a member of Historic Sutherland Heights Neighborhood Assoc. and we stand with the Bearden Council in opposing this zoning change request.

Christine Griffin  
300 Tobler Lane  
Knoxville 37919



# Fwd: Rezoning of 3222 Kingston Pike

1 message

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Mar 12, 2014 at 10:34 AM

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

From: **Rick Dew** <rdew@bellsouth.net>  
Date: Tue, Mar 11, 2014 at 6:00 PM  
Subject: Rezoning of 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)  
Cc: Anne McIntyre <amcintyre109@gmail.com>

MPC,

More UT apartments in Sequoyah Hills? Yeah, that is what we need.

Please, do not rezone 3222 Kingston Pike. If you owned and lived in the area and had to deal with the traffic coming and going to Cherokee Blvd., including the unregulated bike traffic and runners, sanctioned foot races through the neighborhood, a farmers' market twice a week, Sorority Villagers, Publix and WALMART to come, the UT-related traffic up and down Kingston Pike, and all of the part-time UT dwellers in Sequoyah Hills who occupy R-1 rental houses in Sequoyah Hills with up to 8 residents in each in clear violation of the CURRENT city zoning—see corner of Southgate and Sequoyah Ave. and 924 Southgate Ave.. MPC, UT, City Council, and the Mayor are letting UT overrun and run Sequoyah Hills property owners in the ground. Covenant Health is getting ready to run a marathon and I challenge any MPC member or the developers of this 3222 KP project to have a heart attack on Sunday morning of the marathon in Sequoyah Hills and see if your family members could drive you safely to Ft. Sanders or UT IN TIME! My and wife and I rebuilt our property—a chronic eyesore into a nice home—mostly by our own hand and certainly out of our time and pocket—and have gone by the BOOK on city regulations and zoning.

The groups I mentioned above have made a joke of the regulations and in my opinion will continue to allow people and organizations to gain use of Sequoyah Hills property on the CHEAP and at the expense of Sequoyah Hills RESIDENTIAL property owners. How many more TRANSIENTS are you going to bring into Sequoyah Hills in the future? Is the plan to let it become another Fort Sanders of the early 21<sup>st</sup> century? UT has this neighborhood surrounded now. The new Cherokee Farm engineering complex, the new Sorority Village, the old Eugenia Williams property which will be dorm space if UT and its attorneys have anything to do about it, and those new RecSports fields on Sutherland are just holding space for UT to build some mega project on them. Everyone knows and can see that UT's march is RELENTLESS and the City of Knoxville is riding shotgun.

Rick Dew

3815 Sequoyah Ave.

Knoxville, TN 37910  
MPC April 10, 2014

Agenda Item # 29



# Fwd: Zoning change for Christenberry property

1 message

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Mar 13, 2014 at 9:04 AM

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

From: **Terry Caruthers** <t\_caruthers@hotmail.com>  
Date: Thu, Mar 13, 2014 at 9:03 AM  
Subject: Zoning change for Christenberry property  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Commissioners,

I frequently travel Kingston Pike for shopping and socializing with friends; therefore, I respectfully request that you **deny the zoning change of R-1 to RP-1 on Kingston Pike for the old Christenberry property.**

The change for this proposed development would negatively impact traffic on Kingston Pike between Neyland Drive and Western Plaza, exacerbating an already dangerous roadway.

Because of its location [west of a blind curve in a 40 mph speed zone], changing the zoning to allow a large development, endangers drivers traveling on Kingston Pike. It not only increases traffic, but creates a hazard as people attempt to exit and enter a development—even if a traffic light were to be installed.

Please deny this zoning change before it creates an additional traffic hazard on a heavily traveled artery.

Thank you.

Terry Lee Caruthers  
6102 Arcadia Drive  
Knoxville, Tennessee 37920-6428



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**Fwd: 3222 Kingston Pike**

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Mar 18, 2014 at 7:57 AM

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

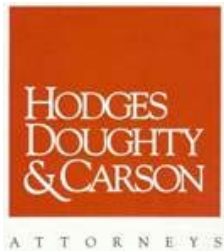
From: **B. Chase Kibler** <Ckibler@hdclaw.com>  
Date: Mon, Mar 17, 2014 at 9:50 AM  
Subject: 3222 Kingston Pike  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Hello- I am writing to oppose the rezoning of 3222 Kingston Pike. I live at 433 East Hillvale Turn, about a half mile west of that house, and drive past that house every day going to and from work downtown. That stretch of road is already clogged with UT traffic and commuters, and additional traffic entering and exiting Kingston Pike in that area will cause traffic jams and accidents. As an example, observe what happens to Kingston Pike when parents are entering and exiting Second Presbyterian church to drop off their children at daycare. I have personally observed several rear-end wrecks there, and oftentimes one lane is backed up several hundred yards when someone is trying to turn left across Kingston Pike. And that is on a relatively straight stretch of Kingston Pike- 3222 Kingston Pike is near a sharp curve with limited visibility.

That house is culturally, historically, and aesthetically significant, being one of the few Arts and Crafts style houses remaining in Knoxville. It adds significant appeal to Kingston Pike, which would be destroyed if replaced by condos or apartments. It should always remain a single family residence.

Knoxville is often regarded as a city that turns its back on architectural history, and one that is ready to raze beautiful houses to build the next strip mall or parking lot. Let's prove those people in Chattanooga, Nashville, Atlanta, and Charlotte wrong. Please, do not allow what happened to the Smith/Coughlin house to happen to this beautiful residence.

Thank you,



**B. Chase Kibler**  
617 Main Street  
P.O. Box 869  
Knoxville, TN 37901-0869  
Telephone: 865-292-2307  
Facsimile: 865-292-2321  
<http://www.hdclaw.com>







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## Fwd: Proposed rezoning of 3222 Kingston Pike

1 message

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**Mark Donaldson** <mark.donaldson@knoxmpc.org> Mon, Feb 10, 2014 at 8:23 AM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Jim Johnston** <jjohnston356@me.com>  
Date: Mon, Feb 10, 2014 at 5:52 AM  
Subject: Proposed rezoning of 3222 Kingston Pike  
To: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)

I would like to register my strong opposition to the proposed rezoning of 3222 Kingston Pike from single family residential to multi-family residential. I am gravely concerned about the substantially increased safety risks associated with the plan to build 18 to 28 duplex housing units on this site - a site with a long history of traffic wrecks on a dangerous curve. I am no less concerned about tearing down yet another of Knoxville's finest historical residences. One by one over the years, we have transformed the look of KP in a direction that sacrifices some of the beauty of the city that we cannot replace.

Jim Johnston  
493 Cherokee Blvd



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## Fwd: Kingston Pike rezoning

1 message

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**Mark Donaldson** <mark.donaldson@knoxmpc.org> Mon, Feb 10, 2014 at 8:39 AM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Sharon M Pryse** <[spryse@thetrust.com](mailto:spryse@thetrust.com)>  
Date: Sun, Feb 9, 2014 at 8:53 PM  
Subject: Kingston Pike rezoning  
To: "mark.donaldson@knoxmpc.org" <[mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)>

> We live at 3024 Kingston Pike. I look forward to more neighbors in our neighborhood and support the rezoning on Kingston Pike. Responsible rezoning for housing would be a good addition to our neighborhood.

Sharon J Pryse  
President  
The Trust Company  
4823 Old Kingston Pike  
Suite 100  
Knoxville, Tn 37919  
[865.673.3560](tel:865.673.3560)  
[spryse@thetrust.com](mailto:spryse@thetrust.com)  
[www.thetrust.com](http://www.thetrust.com)

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**Fwd: NO Kingston Pike Rezone!**

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org>

Mon, Feb 10, 2014 at 11:24 AM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;Buz.Johnson@knoxmpc.org&gt;, Michael Brusseau &lt;Mike.Brusseau@knoxmpc.org&gt;, Dan Kelly &lt;Dan.Kelly@knoxmpc.org&gt;

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

From: **Anne McIntyre** <amcintyre109@gmail.com>

Date: Mon, Feb 10, 2014 at 11:19 AM

Subject: NO Kingston Pike Rezone!

To: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)

Dear Mr. Donaldson:

I am **strongly** opposed to rezoning the property at 3222 Kingston Pike from R-1 to multi-family residential.

This is already a very difficult and dangerous stretch of Kingston Pike for vehicles wanting to get on or off it. Dangerous for those who want in or out –and for those driving through the area.

This stretch of Kingston Pike is a City and County treasure. Of course, that's why developers covet land there –but it won't remain a treasure if over-developed.

Rezoning to multi-family residential at that site would be a danger to the entire R-1 Sequoyah Hills neighborhood that it so beautifully borders. A dangerous precedent.

The City and County would like increased property taxes from this property, I'm sure. But it would be a foolish in the long-term as it would make vulnerable the values of other properties in the area.

Respect the resident home-owners and the many who enjoy this lovely neighborhood: DENY the requested rezoning.

Anne McIntyre  
4211 Taliluna Avenue  
37919

# Fwd: [Knoxville-Knox County Metropolitan Planning Commission] New message from Ramsey Garza

1 message

Sarah Powell <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Feb 10, 2014 at 12:28 PM

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

From: **Facebook** <notification+mh33j13d@facebookmail.com>  
Date: Mon, Feb 10, 2014 at 12:27 PM  
Subject: [Knoxville-Knox County Metropolitan Planning Commission] New message from Ramsey Garza  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Conversation between [Knoxville-Knox County Metropolitan Planning Commission](#) and [Ramsey Garza](#)



**Ramsey Garza**

4:57pm Feb 10

My name is Ramsey Garza, and I am writing in response to the rezoning that may be happening on Kingston Pike through Sequoyah Hills. As I understand it there will be a vote February 13th. Please vote "no." I moved here from Memphis when I was 17 as a UT student. I remember falling in love with Knoxville because of Sequoyah Hills. After my husband completed his military service in Virginia, we decided to move to Knoxville, build our family in Sequoyah Hills, and build his practice in Knoxville. We purchased a home, renovated it, and purchased another one in Sequoyah Hills once we out grew that one. I truly believe that creating a multifamily complex will take away from this scenic pocket of homes on Kingston Pike.

This very small area is very visible to all of Knoxville. When new students visit UT, Sequoyah Hills and Bearden are an extension of campus. Even if visitors do not venture into Sequoyah Hills, they see beautiful historic homes sitting on the river, and I don't know anyone who doesn't find these homes stunning in the fall on the way to a game. As you can see I have a very emotional tie to this neighborhood, but my emotional tie has translated into a very financial tie. I am heavily but happily invested in our neighborhood. No one picks a home, and gets excited to see a multifamily home next to it. We have too much traffic. Our older homes almost always need renovations. Private schools, which we are not using, are much further west. Even our smaller homes have high per square footage price tags. That part of Kingston Pike is either congested during peak times or people are flying through there, sometimes from one of our less than savory bars on the strip. We appeal to a unique buyer who is willing to deal with all of that to get the character, history, and beautiful views. If it is rezoned, we lose the history and the character. Traffic is increased, and I can't imagine these narrow roads can manage much more.

You have the power to protect the beauty of Knoxville. These are not just fancy houses on the river as I once thought as a Freshman in college. They create a tone for Knoxville. I understand why a developer would want to put as many houses as they can on that lot or any lot around here. It's a beautiful area and very desirable, but I truly believe that we would lose the desirability if it starts being rezoned.

Thank you for listening,  
Ramsey Garza

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[View Conversation on Facebook](#) · Reply to this email to message Ramsey Garza.

This message was sent to [contact@knoxmpc.org](mailto:contact@knoxmpc.org). If you don't want to receive these emails from Facebook in the future, please [unsubscribe](#).

Facebook, Inc., Attention: Department 415, PO Box 10005, Palo Alto, CA 94303

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**Request for zoning change of 3222 Kingston Pike**

1 message

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**gciz@comcast.net** <gciz@comcast.net>  
To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>  
Cc: amcintyre109@gmail.com, hilowlast@gmail.com

Mon, Feb 10, 2014 at 1:45 PM

Dear MPC Commissioners:

I support KP-SHA's opposition to the requested rezoning of a parcel of land in our neighborhood from single-family residential to multi-family residential. I believe that converting 3222 Kingston Pike to accommodate "planned residential development" would unnecessarily destroy a historic home, create traffic safety problems, and be an ill fit with the nature and character of the Sequoyah Hills/Kingston Pike neighborhood. We would like to protect and enhance the beauty and architectural diversity of our historic single-family dwellings and the R-1 Low Density zoning designation of Kingston Pike through our neighborhood. Our family contributes to projects in Sequoyah Hills to beautify the neighborhood and restore the original design and elegance of Talahi Park, and the proposed development would not enrich our unique, family-friendly neighborhood.

Thank you for your serious consideration of this matter and your responsiveness to the desires of the community's residents.

Sincerely,  
Celia M. McCullough



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## Fwd: Rezoning of 3222 Kingston Pike

1 message

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**Michael Brusseau** <mike.brusseau@knoxmpc.org> Mon, Feb 10, 2014 at 2:12 PM  
To: Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: 1-F-14-RZ

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

From: **Patricia Maffeo** <[pmaffeo@earthlink.net](mailto:pmaffeo@earthlink.net)>  
Date: Mon, Feb 10, 2014 at 1:19 PM  
Subject: Rezoning of 3222 Kingston Pike  
To: [michael.brusseau@knoxmpc.org](mailto:michael.brusseau@knoxmpc.org)

Dear Mr. Brusseau,

I am writing to oppose the permit request to rezone 3222 Kingston Pike to allow “planned residential development.” The neighborhood is now zoned for single family. Allowing this rezoning would change the character of the neighborhood and create traffic or other problems. Please oppose this request.

Patricia A. Maffeo, Ph.D.

--  
Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: [\(865\) 215-2500](tel:(865)215-2500)  
Fax: [\(865\) 215-2068](tel:(865)215-2068)  
[www.knoxmpc.org](http://www.knoxmpc.org)



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**Fwd: 3222 Kingston Pike**

1 message

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**Mark Donaldson** <mark.donaldson@knoxmpc.org>

Mon, Feb 10, 2014 at 2:55 PM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;Buz.Johnson@knoxmpc.org&gt;, Michael Brusseau &lt;Mike.Brusseau@knoxmpc.org&gt;, Dan Kelly &lt;Dan.Kelly@knoxmpc.org&gt;

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

From: **lynda speckhart** <lspeckhart@yahoo.com>

Date: Mon, Feb 10, 2014 at 2:42 PM

Subject: 3222 Kingston Pike

To: "mark.donaldson@knoxmpc.org" &lt;mark.donaldson@knoxmpc.org&gt;

Mr. Donaldson

I am very much opposed to the rezoning at 3222 Kingston Pike. I live at 3411 Kingston Pike and it is difficult enough getting out of my driveway with the heavy traffic. Adding multiple housing at this address shows the lack of sensitivity to the problematic traffic situation as well as the demolition of another historic home.

I plan to attend the meeting on Thurs.

Lynda Speckhart



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## Fwd: Property at 322 Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:02 AM

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

From: **Dale Liles** <daleflax@bellsouth.net>  
Date: Mon, Feb 10, 2014 at 3:38 PM  
Subject: Property at 322 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

I am opposed to anything but a single unit building at 322 Kingston Pike. Kingston Pike cannot safely have any additions to its traffic.

Magdalene P. Liles  
2142 Cherokee Blvd.  
Knoxville, TN 37919  
[865-525-5941](tel:865-525-5941)

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**Fwd: 3222 Kingston Pike**

2 messages

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:04 AM

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

From: **Sallie Namey** <sallie@nameydesign.com>  
Date: Mon, Feb 10, 2014 at 9:10 PM  
Subject: 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear Metropolitan Planning Commission,

My husband and I are strongly opposed to the rezoning of the Christenberry home at 3222 Kingston Pike, from R-1 to RP-1.

As homeowners in Sequoyah Hills, we chose to invest in this neighborhood for its 1) historical appeal, 2) single-family homes, and 3) location. A change in the zoning laws will put all of these benefits at risk for the following reasons:

1) Historical Appeal. Sequoyah Hills has something unique to Knoxville - a deep living history with beautiful old homes. This particular investor does not live in our area or have the emotional and financial investment in our community that Sequoyah Hills homeowners have. He plans to buy the property for approximately \$1,000,000, tear down an architecturally significant home, build dime-a-dozen duplexes, and sell them for a grand total of approximately \$12,000,000 to 14,400,000. After meeting with him last week, it became very apparent that he has nothing in his eyes but dollar signs. The Kingston Pike - Sequoyah Hills Association has begged the developer to preserve the home and build on the few acres behind it, but he will not acknowledge the request. He says the home is not salvageable, but after touring it myself last week, it appears to be a breathtaking home. Historical Architect & Councilman Duane Grieve also inspected the house and insists it CAN be saved. In fact, he previously looked at it with another developer, who planned to restore the home. This home has been listed by The Hughes Properties for less than a year, and it has already been under contract TWICE. The first buyer wanted to restore it for his family. This home CAN be sold to a buyer who will respect it. Further, although Chris Christenberry is selling the home, his family is divided in the idea to demolish it.

2) Single-Family Homes. If this home is converted from R-1 to RP-1, it will be the first time for Sequoyah Hills in approximately 40 years. As neighbors, we are so worried that this will open the floodgates for other homes to be demolished to take their land. Our biggest investment, our home, is at risk of losing tremendous value if the integrity of Sequoyah Hills is compromised. If any historical home is, in fact, not salvageable, then it is understandable to raze it. But then another single-family home should be built, not multi-family dwellings. Further, the Christenberry land has nearly FIVE acres. That land could easily be divided into a few waterfront lots for single-family homes, but the profit wouldn't be as high for the developer, so he has scoffed at that idea.

3) Location. A huge deciding factor in our home purchase was the location. We are located close to both downtown and Bearden, with Kingston Pike being the Scenic Highway that easily connects the areas. However, Kingston Pike is becoming more and more congested, and the multi-family duplex is estimated to create approximately 300 - 400 more car trips on our stretch of the Pike, per day. Further, that increase in traffic is at one of the most accident-prone curves of our entire City. Even if a red-light were installed, it would mean drivers flying around a curve to an abrupt stop. This is a very dangerous proposition.

For primarily these reasons, I hope you will join me in opposing the rezoning request.

Sincerely,  
Sallie Namey

MPC April 10, 2014

Agenda Item # 29

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:05 AM

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

From: **Stephanie Speckhart** <msspeckhart@gmail.com>  
Date: Tue, Feb 11, 2014 at 3:38 AM  
Subject: 3222 Kingston Pike  
To: "[contact@knoxmpc.org](mailto:contact@knoxmpc.org)" <[contact@knoxmpc.org](mailto:contact@knoxmpc.org)>

To whom it may concern,

I am writing to voice my concern for the property at 3222 Kingston Pike in the developer' s bid to acquire a zone change to RP-1 Planned Residential. I object to the change and it is my hope that the MPC will deny this permit.

I have resided in Sequoyah Hills for close to 36 years. What I love most about the neighborhood is the diverse style of architecture and mix of older homes. Tearing down the house at 3222 Kingston Pike would be a terrible loss to the Sequoyah Hills section of Kingston Pike. The added burden of traffic entering that section of Kingston Pike would make the blind curve there even more dangerous.

I sincerely hope that the MPC rejects the request of the developer and listens to the desires of the residents of the immediate area who would be most impacted by this decision.

Sincerely,

Stephanie Speckhart  
3552 Talahi Dr.

Sent from my iPad



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## Fwd: re 3222 Kingston Pike

1 message

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**Michael Brusseau** <mike.brusseau@knoxmpc.org> Tue, Feb 11, 2014 at 8:34 AM  
To: Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: 1-F-14-RZ

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

From: **Doug Renfro** <doug.w.renfro@gmail.com>  
Date: Mon, Feb 10, 2014 at 6:28 PM  
Subject: re 3222 Kingston Pike  
To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Michael, as a homeowner on nearby Hillvale Turn East I am concerned and would like to express my opposition to the rezoning of 3222 Kingston Pike from its current status as single-family residential to multi-family residential.

Please confirm that this email has reached the correct and appropriate planning commissioner.

Thank you

Doug Renfro  
865-209-8344

Sent from my iPad

--  
Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: (865) 215-2500  
Fax: (865) 215-2068  
[www.knoxmpc.org](http://www.knoxmpc.org)



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## Fwd: 3222 Kingston Pikr

1 message

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**Michael Brusseau** <mike.brusseau@knoxmpc.org> Tue, Feb 11, 2014 at 8:34 AM  
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Re: 1-F-14-RZ

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

From: **Helen McLean** <bettmclean@gmail.com>  
Date: Mon, Feb 10, 2014 at 6:32 PM  
Subject: RE: 3222 Kingston Pikr  
To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Michael and the MPC,  
I am writing to let you know I am very opposed to the demolition and rezoning of the property at 3222 Kingston Pike. My objection has to do primarily with historic preservation of the classic craftsman home. In addition I am opposed to the re-development of the property to a multi-family residential. I stand with KP-SHA in their desire to preserve the homes and beauty of our neighborhood. I am a longtime resident of the nearby street Hillvale Turn E. This decision could impact my street in the future.

Sincerely,  
Bett McLean  
448 Hillvale Turn E.

Sent from my iPad

--  
Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: (865) 215-2500  
Fax: (865) 215-2068  
[www.knoxmpc.org](http://www.knoxmpc.org)

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**Fwd: Comment on Planned Residential Development at 3222 Kingston Pike**

1 message

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**Mark Donaldson** <mark.donaldson@knoxmpc.org>

Mon, Feb 10, 2014 at 11:23 AM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;Buz.Johnson@knoxmpc.org&gt;, Michael Brusseau &lt;Mike.Brusseau@knoxmpc.org&gt;, Dan Kelly &lt;Dan.Kelly@knoxmpc.org&gt;

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

From: **W Thompson** <wthomps4@bellsouth.net>

Date: Mon, Feb 10, 2014 at 11:16 AM

Subject: Comment on Planned Residential Development at 3222 Kingston Pike

To: [mike.carberry@knoxmpc.org](mailto:mike.carberry@knoxmpc.org)Cc: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)

**I would like to comment on a proposal to rezone 3222 Kingston Pike to accommodate a "planned residential development." I live near this area and travel down KP at least once per day, either to UT campus or UTMC hospital.**

**I have seen residents struggling to get out of their driveway during busy traffic, especially if they must cross the street to go in the other direction. It is only a frustration to them while **waiting in their driveway to get out**, but it presents a danger to everyone when they are returning and stopped on KP – **waiting to cross in front of oncoming traffic to get back into their driveway**. Unless both lanes heading in the opposite direction were to stop for them (a very unlikely scenario), that stretch of road quickly backs up for many blocks as other drivers try to squeeze into the other lane.**

**Are you planning on placing a stoplight at the entrance to this development? If so, you would create additional problems at what is already a heavily congested route.**

**Wayne L Thompson**

**1028 East Nokomis Circle.**





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## Fwd: 3222 Kingston Pike (Christenberry Home) - rezoning hearing

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 12:06 PM

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

From: **Melinda Ethier** <melindaethier@gmail.com>  
Date: Tue, Feb 11, 2014 at 11:54 AM  
Subject: 3222 Kingston Pike (Christenberry Home) - rezoning hearing  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear MPC Members,

As President of the Sequoyah Hills Preservation Society I would like to register my Board's **strong opposition** to a request to rezone the above referenced property from R -1 to RP -1.

It is a constant struggle for our historic Sequoyah Hills – Kingston Pike neighborhood to remain “**a neighborhood**”.

The Christenberry home at 3222 Kingston Pike is a historic home located on one of Knoxville's few “Scenic Highways”. This fact alone should be enough for MPC to deny the rezoning request.

But perhaps the more detrimental aspect of rezoning would be the traffic safety on this stretch of Kingston Pike. The area in question is on a dangerous curve on Kingston Pike; the volume of traffic and the traffic speed is already an issue along our neighborhood section of Kingston Pike. Adding more vehicle egression is not in the best interest of our neighborhood or road safety.

I thank you for your consideration of our concerns.

Sincerely,

Melinda Ethier

821 Woodland Court

[865-661-5591](tel:865-661-5591)



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**Fwd:**

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 12:01 PM

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

From: **GEORGE E SHACKLETT** <shack11@bellsouth.net>  
Date: Tue, Feb 11, 2014 at 11:04 AM  
Subject:  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

To the Knox MPC

We oppose the rezoning of 3222 Kingston Pike from R-1 Low density to RP-1 Residential.

We are against removing a single family home, which for years has for years been a part of historic neighborhood and replacing it with multi-family units.

In addition, the increase in residents in an already dangerous segment of Kingston Pike, would make for a traffic hazard on this section.

Thank you for your consideration,

George and Patricia Shacklett  
2136 Cherokee Boulevard.



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## Fwd: NO to rezoning 3222 Kingston Pike!

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 10:48 AM

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

From: **Vicky Gardner** <[vickygardner@mac.com](mailto:vickygardner@mac.com)>  
Date: Tue, Feb 11, 2014 at 10:46 AM  
Subject: NO to rezoning 3222 Kingston Pike!  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Please do not allow 3222 Kingston Pike to be rezoned. It is important that we preserve the dignity and elegance of Kingston Pike and Sequoyah Hills so we can rank with cities like Charleston and Savannah in preserving our treasures from the past.



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## Fwd: rezoning of 3222Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 1:13 PM

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

From: **Sabine McWhirter** <sabinemcw@gmail.com>  
Date: Tue, Feb 11, 2014 at 1:12 PM  
Subject: rezoning of 3222Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

I am opposed to the request of rezoning 3222 Kingston Pike. I live in Sequoyah Hills and all of my kids have gone to the preschool that is next to this house. The preschool is at the Methodist church. The traffic would increase, to a dangerous level. I hate to see historic home torn down so that many people can live on the same land. I also think the enviromental impact would be large and negative. From what I can see of the land it is steeply slopped down to the river. I don't think anyone could easily build duplexes or condos on that land.

Please consider denying this rezoning. I believe a buyer will come along one day to buy this house and live there.

-Sabine McWhirter

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**Fwd: 3222 Kingston Pike**

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 1:54 PM

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

From: **Cherry, Chris R (Christopher Cherry)** <cherry@utk.edu>  
Date: Tue, Feb 11, 2014 at 1:41 PM  
Subject: 3222 Kingston Pike  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Planning Commissioners:

As a citizen, I am writing to object to the rezoning of 3222 Kingston Pike from R-1 to RP-1. I echo the sentiment of many of my neighbors: that stretch of roadway is unsuitable for higher density development. A development of that sort will exacerbate safety and operations problems on Kingston Pike. This is reflected in the traffic control needed for the churches along the corridor, even in off-peak hours/days. This could be remedied with dramatic complete-street redesign of Kingston Pike in that section, but I'm afraid that won't happen anytime soon. It could also create some challenges with conforming to existing land uses.

I support well-planned higher density transit oriented development in the urban core, including in Sequoyah Hills. I view development of that parcel inconsistent with the needs of the city or the neighborhood in the short or long term. The building on that parcel should be restored or replaced by an equivalent single-family home.

I will not be able to attend the meeting Thursday.

Chris Cherry  
1305 Beacon Hill Ln  
Knoxville, 37919



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## Fwd: NO rezoning 3222 Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 1:55 PM

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

From: **Ellen Rochelle** <govols@comcast.net>  
Date: Tue, Feb 11, 2014 at 1:48 PM  
Subject: NO rezoning 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear MPC members,

Please, DO NOT rezone 3222 Kingston Pike. Keep this as a single-family residential property. This section of Kingston Pike is much too traveled and busy already. It is a Scenic Route of Historical Significance, and it needs to be preserved. Tell the developer to build elsewhere and leave our beautiful neighborhood as it is.

Thank you,

Ellen Rochelle  
Resident, Kingston Pike  
Knoxville, TN 37919  
[865-254-0409](tel:865-254-0409)

-----  
Independent Associate  
LegalShield Services Inc  
[\(865\) 254-0409](tel:865-254-0409)

-----  
[erochelle.legalshieldassociate.com](http://erochelle.legalshieldassociate.com)



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## Fwd: Rezoning

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 3:25 PM

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

From: **Susan Wright** <zussers@gmail.com>  
Date: Tue, Feb 11, 2014 at 3:19 PM  
Subject: Rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Hello,

I wanted to voice my opposition to the rezoning of 3222 Kingston Pike from Residential to Planned Residential. The part of Kingston Pike west from Neyland Dr. to Western Plaza is the most beautiful section of that road due to the older, stately homes. Rezoning one home will set a precedent for possible rezoning of other homes in the future; jeopardizing this unique section of Kingston Pike. Also, traffic in this area will no doubt increase when the planned Walmart/Publix project is completed. Adding a multi family development will only compound the traffic issue. Thank you for allowing me to voice my opposition.

Sincerely,

Susan Wright  
3614 Hillvale Circle  
Knox, Tn 37919

Sent from my iPhone



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**Fwd: Rezoning**

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:44 AM

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

From: **Asti, Lance Alexander** <lasti@utk.edu>  
Date: Tue, Feb 11, 2014 at 5:44 PM  
Subject: Rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

It has come to my attention that the Metropolitan Planning Commission will be voting to rezone 3222 Kingston Pike from a R-1 to an RP-1. I am quite fearful of the potential impact this action would have and the precedent it could set for this area.

- 1) Traffic down Kingston is already quite busy during rush hour and without a median, rather dangerous. Adding multi-family units would only add to the traffic, congestion, and chaos on that treacherous strip of Kingston Pike.
- 2) Currently, the drive down Kingston Pike is one of the most beautiful and historic in all of Knoxville. I greatly enjoy the commute home each night, enjoying the magnificence of each of the homes along that stretch of Kingston Pike. While 3222 is in disrepair, I would love to see an investor keep the historic look of the drive. I'm sure with patients, that home can be another gem along Kingston Pike.
- 3) My fear is that once one condo goes up, more will be soon to follow. I would hate to see the precedent set that would lead to a future deterioration of one of Knoxville's most beautiful drives.

I am confident the Planning Commission has already taken these and countless other factors into consideration and will make a quality decision. Please also take into consideration the families that currently live in the area and the impact this decision will have on them. I am quite optimistic in the direction the City of Knoxville is heading and trust that it can be a model city for much of the United States to look to for inspiration.

Thank you for the work you do for my hometown!

**Lance Asti**  
**Assistant Swimming Coach**  
University of Tennessee | Allan Jones Aquatic Center  
2200 Andy Holt Ave. | Knoxville, TN 37996  
Office: [865.974.2292](tel:865.974.2292) | Cell: [865.313.5463](tel:865.313.5463) | Fax: [865.974.1287](tel:865.974.1287)  
[www.UTSports.com/swimming](http://www.UTSports.com/swimming)

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**Fwd: Rezoning**

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:44 AM

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

From: **Asti, Lance Alexander** <lasti@utk.edu>  
Date: Tue, Feb 11, 2014 at 5:44 PM  
Subject: Rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

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- 3) My fear is that once one condo goes up, more will be soon to follow. I would hate to see the precedent set that would lead to a future deterioration of one of Knoxville's most beautiful drives.

I am confident the Planning Commission has already taken these and countless other factors into consideration and will make a quality decision. Please also take into consideration the families that currently live in the area and the impact this decision will have on them. I am quite optimistic in the direction the City of Knoxville is heading and trust that it can be a model city for much of the United States to look to for inspiration.

Thank you for the work you do for my hometown!

**Lance Asti**  
**Assistant Swimming Coach**  
University of Tennessee | Allan Jones Aquatic Center  
2200 Andy Holt Ave. | Knoxville, TN 37996  
Office: [865.974.2292](tel:865.974.2292) | Cell: [865.313.5463](tel:865.313.5463) | Fax: [865.974.1287](tel:865.974.1287)  
[www.UTSports.com/swimming](http://www.UTSports.com/swimming)



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## Fwd: REZONING OF 3222 KINGSTON PIKE

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:46 AM

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

From: <edleingroup@aol.com>  
Date: Tue, Feb 11, 2014 at 8:25 PM  
Subject: REZONING OF 3222 KINGSTON PIKE  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear City Commisioners,

Please allow me to get right to the point. My husband and I purchased a home in Sequoyah Hills a year and a half ago when we relocated from Dallas, Texas. Between our purchase price (which was the full asking price) and renovation we have invested a million dollars into our 1928 Barber McMurray designed home. We did not look at any other neighborhood as we were not interested in any other neighborhood in this city or this state. We strongly oppose the rezoning of 3222 Kingston Pike for several reasons:

- 1.) The developer's only interest is profit driven.
- 2.) When one historical home falls for redevelopment it is the beginning of the end for those around it. Every old home on Kingston Pike would eventually be demolished for multi-family living or eventually multi-use business/residential purposes.
- 3.) This area is a historical, single family home area which was a large part of the draw that brought us here.
- 4.) To start rezoning this area and destroy the integrity and history of a neighborhood that brings in a lot of tax revenue and disposable income to support other businesses is a huge mistake.
- 5.) Should this action pass it certainly gives us great pause in going forward with planned improvements to this home (improvements that employ local contractors, architects, plumbers, concrete companies etc).

In closing it is worth adding that we have been actively urging other family and friends to move to this location as well. This certainly will put a stop to that process given the unknown future of our neighborhood. We are fortunate as we have the ability and means to relocate to a state/a neighborhood where we don't have to worry about eventually being surrounded by rental properties.

Rita & Sanford R. Edlein  
615 Oakhurst Drive  
Knoxville, TN 37919  
[865-249-7319](tel:865-249-7319)



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## Fwd: rezoning

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:46 AM

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

From: **Albert F.G. Bedinger** <ab@bedinger-eng.com>  
Date: Tue, Feb 11, 2014 at 8:42 PM  
Subject: rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please do not permit rezoning of the property occupied by the single family home at 3222 Kingston Pike.

Thank you.

Al Bedinger  
642 Scenic Dr.



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## Fwd: rezoning

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:46 AM

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

From: **Albert F.G. Bedinger** <ab@bedinger-eng.com>  
Date: Tue, Feb 11, 2014 at 8:42 PM  
Subject: rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please do not permit rezoning of the property occupied by the single family home at 3222 Kingston Pike.

Thank you.

Al Bedinger  
642 Scenic Dr.



---

## Fwd: Kingston Pike Rezoning

1 message

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:47 AM

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

From: **Jay Schmid** <jds4218@gmail.com>  
Date: Tue, Feb 11, 2014 at 10:00 PM  
Subject: Kingston Pike Rezoning  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

MPC Commission:

Being born and growing up in Knoxville, and having lived in our similar size cities in the past, I can appreciate the special qualities of the Neyland Drive to Lyons View Pike segment of Kingston Pike. I do not think the proposed rezoning at 3222 Kingston Pike is appropriate. This stretch of road is already crowded with traffic at peak times and is very close to a significant curve. Adding additional density housing to this property would increase, in my view, the potential for accidents and injury. It would also be out of character for the neighborhood. Tearing down the house would be a mistake.

Please distribute this to the commission members in advance of the meeting Thursday.

Thank you for your consideration.

James Schmid  
4218 Hiawatha Drive  
Knoxville TN 37919

---

**Fwd: Please vote NO to the RP-1 Zoning Request for 3222 Kingston Pike**

1 message

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:47 AM

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

From: **Lisa walsh** <lisawalsh74@yahoo.com>  
Date: Tue, Feb 11, 2014 at 11:50 PM  
Subject: Please vote NO to the RP-1 Zoning Request for 3222 Kingston Pike  
To: "[contact@knoxmpc.org](mailto:contact@knoxmpc.org)" <[contact@knoxmpc.org](mailto:contact@knoxmpc.org)>

Dear MPC Commissioners,

As you are the voice speaking and acting on behalf of the citizens of Knoxville, I urge you to please vote NO to the RP-1 zoning request for 3222 Kingston Pike. This stretch of Kingston Pike is a scenic and historic road. To remove the historical housing and make a new residential neighborhood goes against what makes the Kingston Pike-Sequoyah Hills community so unique to Knoxville and will add traffic safety concerns as never before seen on Kingston Pike.

In 2003, the property at 3106 Kingston Pike sold for 1.8 million to John Trotter. To my understanding, the house on 3106 was in a similar state of disrepair as 3222 Kingston Pike with the 3.5 acres of land being the value in that purchase. Mr. Trotter has beautifully and magnificently restored the original dwelling. 3222 Kingston Pike was first put on the market eight years ago just as the economy was crashing. For quite some time the house sat empty, but in the past year, with a revitalization in the housing market, a new realtor who advised the owner to clear out the overgrowth of thorny brush and trees opening up the lake access, and pricing the parcel at just \$1million dollars, this 4 acre water-front property has been under contract twice. There is no need for this historical Knoxville house to be torn down and replaced by multi-unit new builds. With the current marketing strategies in this current housing market, 3222 Kingston Pike will sell to a buyer who desires a lakefront estate.

In addition to the scenic and historical significance of rezoning 3222 Kingston Pike, there are safety issues. Being a historical stretch of highway, this portion of Kingston Pike was never designed to have the amount of entries and exits that a multi-unit housing development would bring to this stretch of road. The curve and hill where the property sits is extraordinarily dangerous. The owner kindly allowed me to have a tour through his house. As I was trying to exit the driveway around dusk, I barely escaped getting hit by an oncoming vehicle. To have 300-400 cars, yard vehicles, and construction equipment entering and exiting this stretch of highway every day will add exponential danger and congestion to Kingston Pike. If you are inclined to vote yes, I would urge you at the very least to perform an in-depth traffic analyses taking into consideration the traffic of the new Walmart and Publix stores.

This stretch of Kingston Pike has held its unique historical attributes for many, many years because it is what the surrounding neighborhoods and people of Kingston Pike-Sequoyah Hills desire in a neighborhood. Please, vote for what the people desire and do not let contractors take the one remaining, truly unique, magnificently beautiful stretches of Kingston Pike.

Sincerely,

Lisa Walsh

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**Fwd: 3222 Kingston Pike**

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 8:45 AM

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

From: **Caroline Levenson** <caroline.m.levenson@gmail.com>  
Date: Tue, Feb 11, 2014 at 8:12 PM  
Subject: 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

I am a resident of Sequoyah Hills and oppose the re-zoning and planned development of 3222 Kingston Pike. This very small area of Knoxville has such historic value and this would disrupt that history and diminish the value of our neighborhood. The home that sits there now is beautiful and just needs time to find the right buyer. My husband and I own the Knoxville RE/MAX offices and thoroughly understand how long such an expensive home that needs to much work can take to sell. But I do believe that the right investor will come along and restore it to its intended beauty in due time.

Please reconsider the rezoning request and let this small sliver of Knoxville's history remain intact.

--

\*Please note updated address

Caroline M. Levenson  
RE/MAX Preferred Properties  
10820 Kingston Pike, Suite 14  
Knoxville, TN 37934  
[865.218.1162](tel:865.218.1162) (office)  
[www.carolinelevenson.com](http://www.carolinelevenson.com)





## Fwd: Rezoning Request For 3222 Kingston Pike (File 1-F-14-RZ)

1 message

Sarah Powell <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 12, 2014 at 1:52 PM

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

From: dho <hilowlast@gmail.com>  
Date: Wed, Feb 12, 2014 at 1:49 PM  
Subject: Rezoning Request For 3222 Kingston Pike (File 1-F-14-RZ)  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Greetings, Commissioner –

I am writing to you regarding the proposed rezoning of 3222 Kingston Pike to RP-1. (Full disclosure – I am a board member of Kingston Pike - Sequoyah Hills Association, Bearden Council, Sequoyah Hills Preservation Society and Mayor Rogero's Neighborhood Advisory Council). And a member of Knox Heritage. I have lived in Sequoyah Hills most of my 61 years, graduated from West High and UT, so West Knoxville has been a meaningful part of my life.

I have spoken to and worked with Kingston Pike/Sequoyah Hills residents for a number of years as a neighbor and in a number of volunteer organization positions, and there is one universally accepted reality that we all live with every day; getting from point A to point B can be challenging, to say the least. Kingston Pike between Neyland Drive and Noelton is an extremely dangerous stretch of highway. It is not an exaggeration when I tell you there's not a single resident who doesn't have a traffic-related horror story about driving or living on/near Kingston Pike. The curve at the site of the proposed development is arguably one of the most dangerous stretches of highway in Knox County. The frequency of accidents has resulted in carnage, property damage and indescribable stories of suffering and fear caused, in part, by an outdated engineering attempt to mitigate perilous banking on a blind curve with limited line-site visibility and substandard roadway width. It is simply not a safe place to be.

Some random comments from residents in just the last couple of days...

- "there is simply no room for error on Kingston Pike. We're one teenager texting their friends away from a disaster"
- "we wake up every morning wondering what our front yard is going to look like"
- "we have rebuilt the concrete pillars in front of The Nicholas Condominiums at least 20 times in the last 25 years due to accidents"
- "I have had cars plow through my front yard numerous times...luckily without my family in harm's way"
- "my family saw enough body bags, human suffering and injury, ambulances, first responders, twisted metal and broken glass in five years to last more than a lifetime when we lived on Kingston Pike"
- (And, apologies in advance for a comment that's a bit gruesome -- from a resident that lived near the curve about 20 years ago.) "There was a horrible accident near our home. A family of three traveling westbound on Kingston Pike was struck head-on by an impaired driver who failed to negotiate the curve. Both parents were killed – somehow the infant survived. We held that child until relatives could be contacted to come by to pick her up from the scene. It was the worst two hours of our lives".

My friend, Karen Kendrick, who lived on Kingston Pike near the curve for 25 years, told me about her and her friends' various strategies to avoid being rear-ended while attempting to turn left into their driveways. Rule One - use your turn signal way before you think it's necessary. Rule Two - slow down and check your rear-view mirror to see if the cars behind you do are doing the same. Three - if in doubt, drive to the synagogue, turn around in the parking lot and try, again – this time making a

right-hand turn into your driveway. Didn't always work -- Karen got hit, anyway.

Our volunteer organizations have a terrific relationship with KPD and City Traffic Engineering. Over the last several years some significant traffic calming measures have been implemented. Electronic "Smart Signs" were installed in 2011 to make drivers aware if they are exceeding the posted limits. In addition, Traffic Engineering decide to reduce the speed limit on this stretch of highway from 45 mph to 40 mph in 2012. We are always trying to work with experts to come up with ways to improve traffic safety in our neighborhood.

All of us would probably agree that an additional 200 - 300 cars (per MPC's Rezoning Report) on Kingston Pike is, for the most part, insignificant. But 200 - 300 entering and exiting this historically hazardous area would create additional safety risks and set our extensive (and expensive) traffic calming efforts back by years.

I respectfully ask that you take these comments and observations into consideration and hope that you will vote to deny the rezoning request.

Best,

Dennis Owen

1323 Beacon Hill Lane

Knoxville 37919

[865.522.3319](tel:865.522.3319)



# Fwd: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org> Wed, Feb 12, 2014 at 2:40 PM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **TERESA FAULKNER** <terryfaulk@bellsouth.net>  
Date: Wed, Feb 12, 2014 at 2:36 PM  
Subject: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13  
To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "easonmpc@gmail.com" <easonmpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, llcole712@gmail.com, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "mkane1@bellsouth.net" <mkane1@bellsouth.net>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "wesstowers@stowerscat.com" <wesstowers@stowerscat.com>, "jwrath@gmwky.com" <jwrath@gmwky.com>, jtoucher@gmail.com, "wesstowers@towerscat.com" <wesstowers@towerscat.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "brianpierce@maiarch.com" <brianpierce@maiarch.com>  
Cc: "mark.donaldson" <mark.donaldson@knoxmpc.org>

Dear MPC Commissioner,

Members of the Bearden Council, an umbrella organization for four neighborhoods in the Bearden Community including the Sequoyah Hills/Kingston Pike Association, **have voted unanimously to oppose the rezoning of the Christenberry property on Kingston Pike (Item 27 on the Agenda) from R1 to RP-1.** Our members feel that this would be a detrimental spot zoning in a stable R1 neighborhood and that significant hazards would be posed for vehicles accessing the site if developed because of the curve on Kingston Pike and defects in the design of the curve.

**We urge you to oppose this rezoning** and appreciate your consideration of this request.

Sincerely,  
Terry Faulkner  
President; Bearden Council



**Fwd: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13**

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org> Wed, Feb 12, 2014 at 2:40 PM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **TERESA FAULKNER** <terryfaulk@bellsouth.net>  
Date: Wed, Feb 12, 2014 at 2:36 PM  
Subject: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13  
To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "easonmpc@gmail.com" <easonmpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, llcole712@gmail.com, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "mkane1@bellsouth.net" <mkane1@bellsouth.net>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "wesstowers@stowerscat.com" <wesstowers@stowerscat.com>, "jwrath@gmwky.com" <jwrath@gmwky.com>, jtoucher@gmail.com, "wesstowers@towerscat.com" <wesstowers@towerscat.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "brianpierce@maiarch.com" <brianpierce@maiarch.com>  
Cc: "mark.donaldson" <mark.donaldson@knoxmpc.org>

Dear MPC Commissioner,

Members of the Bearden Council, an umbrella organization for four neighborhoods in the Bearden Community including the Sequoyah Hills/Kingston Pike Association, **have voted unanimously to oppose the rezoning of the Christenberry property on Kingston Pike (Item 27 on the Agenda) from R1 to RP-1.** Our members feel that this would be a detrimental spot zoning in a stable R1 neighborhood and that significant hazards would be posed for vehicles accessing the site if developed because of the curve on Kingston Pike and defects in the design of the curve.

**We urge you to oppose this rezoning** and appreciate your consideration of this request.

Sincerely,  
Terry Faulkner  
President; Bearden Council

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**Fwd: Kingston Pike Eastbound (Agenda Item 28)**

3 messages

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Feb 13, 2014 at 9:32 AM

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

From: **dho** <hilowlast@gmail.com>  
Date: Wed, Feb 12, 2014 at 5:28 PM  
Subject: Kingston Pike Eastbound (Agenda Item 28)  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

MPC Commissioners -

Attached is a (very amateur) video of Kingston Pike from/near Cherokee Blvd. driving toward Neyland Drive that Jim Bletner (Kingston Pike - Sequoyah Hills Association) and I shot Wednesday afternoon. The property associated with the rezoning request (the Christenberry home) will be visible on the right-hand side at the much-discussed curve.

You may find the inability or carelessness of drivers in the left lane – we were in the right lane driving the posted speed limit of 40 mph – to stay in only one lane as we rounded the curve interesting.


A brief westbound clip is also being sent to you in a separate email.

Please let us know if you have any questions. We sincerely appreciate your service to the community and respectfully hope that you will reject this rezoning proposal. We look forward to seeing you Thursday afternoon.

Best,

Dennis Owen  
1323 Beacon Hill Lane  
Knoxville, TN 37919  
[865.522.3319](tel:865.522.3319)  
[865.567.3584](tel:865.567.3584) cell

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 **IMG\_2521.MOV**  
5154K

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**Betty Jo Mahan** <bettyjo.mahan@knoxmpc.org> Thu, Feb 13, 2014 at 9:49 AM  
To: Art Clancy <artclancy3@gmail.com>, Bart Carey <bartcarey@comcast.net>, Brian Pierce <brianpierce@mbiarch.com>, "Charles F. Lomax Jr" <cflomax@hotmail.com>, Elizabeth Eason <eason.mpc@gmail.com>, Herb Anders <herb@claibornehauling.com>, Janice Tocher <jtocher.mpc@gmail.com>, Jeff Roth <jwroth@qmwkx.com>, Laura Cole <llcole712@gmail.com>, Len Johnson <lenedna@bellsouth.net>, Mac Goodwin <mgoodwin.mpc@gmail.com>, Michael Kane <makane1@bellsouth.net>, Rebecca Longmire <rebeccalongmire@hotmail.com>, Steve Wise <srwise@wiseandreeves.com>, Wes Stowers <wstowers@stowerscat.com>[Quoted text hidden] **MPC April 10, 2014****Agenda Item # 29**

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**Fwd: 3222 Kingston Pike proposed rezoning // My opposition**

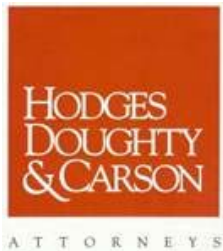
1 message

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Feb 13, 2014 at 9:22 AM

----- Forwarded message -----  
From: **Edward G. White** <TWhite@hdclaw.com>  
Date: Wed, Feb 12, 2014 at 4:02 PM  
Subject: 3222 Kingston Pike proposed rezoning // My opposition  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

MPC Representatives: **Please share with your staff and the Commissioners this message of opposition to the proposal for rezoning of the referenced property** above. Kingston Pike through Sequoyah Hills (from Neyland Drive to Western Plaza) and Sequoyah Hills proper are still a historic and unique single-home residential neighborhood. **I reside at 539 Cherokee Blvd.** I do not want to see any more intrusion into and destruction of the character of our neighborhood by zoning like that proposed, that would permanently change the character of a wonderful residential area. While there have been some churches who have over the past decades acquired footholds on the Pike, the change of zoning for multi-family units is a totally different issue and one to which I have found uniform opposition among my neighbors over the last few days as this proposal came to light. I ask that the rezoning be rejected. I will be out of town when the hearing occurs (if held on Feb. 13); if weather delays the meeting, then I intend to attend any future MPC meeting on this issue. My contact information is below if anyone wishes to speak with me about the subject. Respectfully, -



**Edward (Ted) G. White, II**  
617 Main Street  
P.O. Box 869  
Knoxville, TN 37901-0869  
Telephone: 865-292-2307  
Facsimile: 865-292-2321  
  
Email: [twhite@hdclaw.com](mailto:twhite@hdclaw.com)  
<http://www.hdclaw.com>



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4 attachments



image002.jpg  
19K  
MPC April 10, 2014

Agenda Item # 29



# Fwd: Please DENY Rezoning of 3222 Kingston Pike

1 message

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Feb 13, 2014 at 10:20 AM

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

From: **joyce feld** <jlfeld@gmail.com>  
Date: Thu, Feb 13, 2014 at 10:17 AM  
Subject: Please DENY Rezoning of 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org), [herb@claibornehauling.com](mailto:herb@claibornehauling.com), [bartcarey@comcast.net](mailto:bartcarey@comcast.net), [artclancy3@gmail.com](mailto:artclancy3@gmail.com), [llcole712@gmail.com](mailto:llcole712@gmail.com), [eason.mpc@gmail.com](mailto:eason.mpc@gmail.com), [mgoodwin.mpc@gmail.com](mailto:mgoodwin.mpc@gmail.com), [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net), [makane1@bellsouth.net](mailto:makane1@bellsouth.net), [cflomax@hotmail.com](mailto:cflomax@hotmail.com), [rebeccalongmire@hotmail.com](mailto:rebeccalongmire@hotmail.com), [brianpierce@mbiarch.com](mailto:brianpierce@mbiarch.com), [jwroth@qmwkx.com](mailto:jwroth@qmwkx.com), [wstowers@stowerscat.com](mailto:wstowers@stowerscat.com), [jtocher.mpc@gmail.com](mailto:jtocher.mpc@gmail.com)

Dear Commissioners:

Please DENY the request to rezone 3222 Kingston Pike from Low Density Residential (R-1) to Planned Residential Development (RP-1).

This is primarily a historic neighborhood of single family residences and should be maintained as such. There are two very strong neighborhood associations that have existed for years and have worked hard to maintain the character and integrity of this neighborhood. Demolition of the existing historic structure would be a travesty.

Thank you.

Joyce Feld  
Board of Directors  
Sequoyah Hills Preservation Society

1540 Agawela Ave  
Knoxville, TN 37919



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## Fwd: Opposition to rezoning 3222 Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Fri, Feb 14, 2014 at 8:04 AM

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

From: **Wanda Wagner** <carlwanda@bellsouth.net>  
Date: Thu, Feb 13, 2014 at 5:27 PM  
Subject: Opposition to rezoning 3222 Kingston Pike  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Commissioners of the MPC,

I am writing to express my strong opposition to the rezoning of the property at 3222 Kingston Pike from R-1 Low Density to RP-1 Planned Residential. I believe that such rezoning would create an unfortunate precedent that would be cited in support of further requests for rezoning in the Kingston Pike-Sequoyah Hills neighborhood, and create additional traffic problems, with the multiple residents of the proposed development making left turns out of the property to travel west on the pike, or holding up traffic when coming west from downtown, and waiting to turn left onto the property. I am a member of the Kingston Pike-Sequoyah Hills Association, and fully support their position on this matter.

Thank you for your consideration.

Sincerely,  
Carl G. Wagner  
1324 Beacon Hill Lane  
Knoxville, TN 37919-7652





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## Fwd: Rezoning of 3222 Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Fri, Feb 14, 2014 at 2:34 PM

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

From: **Patricia Maffeo** <[pmaffeo@earthlink.net](mailto:pmaffeo@earthlink.net)>  
Date: Fri, Feb 14, 2014 at 2:16 PM  
Subject: Rezoning of 3222 Kingston Pike  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Knoxville Metropolitan Planning Commission:

I am writing to oppose the permit request to rezone 3222 Kingston Pike to allow “planned residential development.” The neighborhood is now zoned for single family. Allowing this rezoning would change the character of the neighborhood and create traffic or other problems. Please oppose this request.

Patricia A. Maffeo, Ph.D.

---

**Fwd: historic Christenberry home**

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 2:48 PM

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

From: **stacey** <sbwiseman@gmail.com>  
Date: Mon, Mar 10, 2014 at 2:26 PM  
Subject: historic Christenberry home  
To: "[contact@knoxmpc.org](mailto:contact@knoxmpc.org)" <[contact@knoxmpc.org](mailto:contact@knoxmpc.org)>

I am yet another Sequoyah Hills resident asking you to please reject the rezoning proposal. I am by no means opposed to progress and thoughtful change in our community, however this rezoning does not fit in such a category. Instead it would leave our citizens and our city with a dangerous intersection on the most dangerous strip of Kingston Pike - all so that a private developer can make a profit? More responsible developers know this isn't a viable project and I applaud them for their basic understanding of city planning. I think it would be unwise to reward another who is utterly unconcerned with what makes this project extremely dangerous and highly problematic, don't you?

Obviously, with increased traffic in this dangerous section with the new Walmart and Publix, setting a precedent of allowing our historic homes to be demolished and replaced with complexes, duplexes and such would be unfortunate. Please don't let this happen under your watch.

Thank you for your kind consideration.

Sincerely,  
Stacey Wiseman

Sent from my iPhone



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## Fwd: 3222 Kingston Pike Rezoning of the Historic Christenberry Home

1 message

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 2:48 PM

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

From: **Alyson Ferine** <alyson.ferine@gmail.com>  
Date: Mon, Mar 10, 2014 at 2:46 PM  
Subject: 3222 Kingston Pike Rezoning of the Historic Christenberry Home  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

To Whom It May Concern,

I am writing this email to express my opposition to the rezoning of 3222 Kingston Pike from Low Density residential (R-1) to Planned Residential Development (RP-1).

Approving this request would not only result in the demolition of a significant historic home but would raise considerable concerns regarding safety on a road that despite posted speed limit monitoring - is still driven by many like the autobahn.

As a resident of Sequoyah Hills, I strongly oppose this request to the rezoning of this property and sincerely hope the commission will consider maintaining the historic integrity of our community and the safety of our residents when casting their vote.

Sincerely,  
Alyson Ferine

---

**Fwd: Rezoning on Kingston Pike**

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 7:53 AM

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

From: **Lida K Barrett** <lidak@bellsouth.net>  
Date: Mon, Mar 10, 2014 at 8:47 PM  
Subject: Rezoning on Kingston Pike  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please do **NOT** rezone 3222 Kingston Pike from Low Density Residential to Planned Residential Development.

This section of Kingston Pike with its interesting and varied housing offers an attractive route from downtown to west Knoxville. This rezoning would change the character of this street.

Please do **NOT** make this change. Sincerely,

Lida K. Barrett  
1400 Kenesaw Ave. #11 S  
Knoxville, TN 37919  
[lidak@bellsouth.net](mailto:lidak@bellsouth.net)  
[865-546-8999](tel:865-546-8999)



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## Fwd: 3222 Kingston Pike

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 7:53 AM

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

From: **Lynda** <lspeckhart@yahoo.com>  
Date: Mon, Mar 10, 2014 at 10:28 PM  
Subject: 3222 Kingston Pike  
To: "[contact@knoxmpc.org](mailto:contact@knoxmpc.org)" <[contact@knoxmpc.org](mailto:contact@knoxmpc.org)>

I am very much opposed to the rezoning for multiple housing on KP. To add more traffic to an already congested area shows the developer's lack of consideration for the residents and people who attend the churches in this area.

Lynda Speckhart  
3411 Kingston Pike

Sent from my iPad



**Fwd: rezoning request**

1 message

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 7:54 AM

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

From: **Macfie, Jenny** <macfie@utk.edu>  
Date: Tue, Mar 11, 2014 at 5:31 AM  
Subject: rezoning request  
To: "[contact@knoxmpc.org](mailto:contact@knoxmpc.org)" <[contact@knoxmpc.org](mailto:contact@knoxmpc.org)>

I would like to register my opposition to the request to rezone 3222 Kingston Pike from Low Density Residential to Planned Residential Development. Please vote against it.

Thank you very much.

Sincerely,

Jenny Macfie

\*\*\*\*\*

Jenny Macfie, PhD  
Associate Professor  
Psychology Department  
301E Austin Peay  
University of Tennessee  
Knoxville, TN 37996-0900

[macfie@utk.edu](mailto:macfie@utk.edu)  
<http://web.utk.edu/~macfie/jenny>

Phone: [865-974-3367](tel:865-974-3367)

Fax: [865-974-9530](tel:865-974-9530)

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