



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

[MPC Comment] objection to rezoning request2 messages

Archie Ellis <Aellis@khfh.com>

Fri, Aug 8, 2014 at 11:08 AM

Reply-To: aellis@khfh.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Metropolitan Planning Commissioners:

Knoxville Habitat for Humanity (KHFH) has a building permit for a lot at 106 Nokomis Road with one of our participant families committed to build on it with us. In addition, we have another participant family committed to build on the adjoining lot at 112 Nokomis Road. Both of these lots are adjacent to property along their east boundary that is zoned C-1 and features an Exxon station. The lot to the immediate north of our two lots is zoned R-1.

Currently, the lot immediately across Nokomis to the west (5315 Asheville Highway) is zoned R-1; however, the owner has filed a request with MPC to rezone this lot from R-1 to C-3. We have been told this is the owner's third request to rezone this lot, but the earlier requests have been denied by MPC.

Despite the proximity to the Exxon station, our participant families have selected the two lots on Nokomis because they appreciated the residential integrity of the Chilhowee Hills neighborhood to the north and west of them. If the lot across the street is rezoned for a commercial or business use, we are concerned the two families will decide this designation will denigrate this residential quality of the neighborhood and de-commit from using the lots, thereby devaluing our ability to use them for the purposes for which they were purchased.

With the above in mind, Knoxville Habitat for Humanity would like to file an objection to the rezoning request. We will have representatives in attendance at the MPC meeting on Thursday, August 14th to respond to any questions by the commissioners or staff.

Sincerely,

Robert A. (Archie) Ellis, Jr.
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This message was directed to commission@knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fri, Aug 8, 2014 at 11:17 AM

Re: Item 34

[Quoted text hidden]

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