



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.
Chief Development Officer
Knoxville Habitat for Humanity
1501 Washington Avenue
Knoxville, Tennessee 37917
(865) 523-3539 x 115 (o)
(865) 567-1926 (cell)
aellis@kbfh.com

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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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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
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TOWN HALL EAST, INC.

AUGUST 13, 2014

Knoxville-Knox County MPC
Commission@knoxMPC.org
400 Main Street, Suite 403
Knoxville, TN 37902

SUBJECT: Rezoning and Plan Amendment/Rezoning 7-C-14-RZ
CARL H. LANSDEN Item # 34 on your agenda
Northwest side Asheville Hwy., west side Nokomis Rd. Council District 4.

COMMISSIONERS:

The Town Hall East, Inc. Neighborhood Association **strongly oppose** the rezoning to O-1 as MPC Staff suggested this week,

We are not opposed to light commercial develop in this area and **strongly support** commercial status **C-1**

Thank you.

Best regards,

Eston Williams
Town Hall East, Inc.
President



TOWN HALL EAST
P.O. Box 14259
Knoxville, TN 37914

August 13, 2014

Knoxville-Knox County Metropolitan Planning Commission

Dear Members of the Commission,

Town Hall East is a community organization that has represented the interests of Holston Hills and the surrounding communities for many years. It has always been our goal to maintain a healthy and flourishing neighborhood in this part of the city. We were recently approached by Carl Lansden asking for our support for zoning change request for his property at 5315 Asheville Highway, which request we understand is currently before the Commission. On June 7 of this year he made a presentation to our Board and asked us to support his request for C-3 zoning.

Over the years, our organization has actively and consistently opposed commercial development in our residential areas, and we continue to take such a stance. The property in question, however, is unique in that while it is in a neighborhood area, it also faces Asheville Highway and is in close proximity to a hotel, two gas stations and a liquor store. It is in what could be characterized as a transitional area between commercial development and the residences that still front Asheville Highway. Nonetheless, we do not believe it is appropriate for C-3 zoning, which could potentially bring in businesses not in keeping with, and potentially harmful to, our neighborhood.

Similarly, the Board feels that an O-1 zoning, with its potential for the development of a halfway house, would be detrimental to the health and development of this area of the city. We would, however, support a C-1 zoning which would allow Mr. Lansden to develop, or sell for development, his property for the creation of businesses more in keeping with the nature and characteristics of this area.

I appreciate the consideration the MPC is giving this application. On behalf of Town Hall East I trust you will weigh the concerns the organization has about commercial development in our neighborhood, and the long-term impact it would have in this residential area, while reviewing Mr. Lansden's request.

Sincerely,

A handwritten signature in black ink that reads 'Eston Williams'.

Eston Williams
Town Hall East President