



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

[MPC Comment] October 9th 2014 MPC meeting: Rezoning "609 Cedar Lane" - Agenda item # 23

1 message

Robbie Arrington <robbie.arrington@gmail.com>
Reply-To: robbie.arrington@gmail.com
To: commission@knoxmpc.org
Cc: Robbie Arrington <robbie.arrington@gmail.com>

Wed, Oct 8, 2014 at 11:04 PM

Respected Commissioners,

I am writing to express my concerns with the rezoning request for 609 Cedar Lane. This property has historically been used as a Church and our neighborhood is not an acceptable community to have a commercial zoning. There is Zero Commercial zoning on Cedar Lane east of the railroad crossing that is located 5 properties west of this address. This property is 100% surrounded by residential homes, this zoning request would cause a dramatically change in the existing neighborhood. This neighborhood is very established and recently organized a neighborhood group that takes pride in the inskip community. We need to find ways to support their efforts, and not introduce a commercial zone at the gateway of the community.

The rezoning application list the current land use as Office, it is not and has not been used as a office other than the church office. The current owners bought this property in April 2014 for \$160,000, prior to the current owner this property has been used as a church since being built in 1950 it was and has been a church serving the community and helping build a stronger neighborhood. The current owners and rezoning applicants bought this property with its current zoning and knew what they were buying. Office use is not an approved use in a R1 Zone. The applicants are currently marketing this property as a office park with 11 office units available for rent for a combined total of \$5,000 per month rent. In addition they have the Annex Building listed for sale as "Office Space" for \$125,000.

In 2012 MPC considered allowing this property to be used as a office within the R1 Zone, this request was denied in a large part because of the neighborhood vocal opposition, so the buyer and current applicant knew that "office" was not an approved use and if they are using it as a office today that is not conforming in a R1 zone. Prior to the 2012 request that MPC considered the property was listed for sale for \$375,000 and after MPC denied the office use the owner was forced to sell the property at a discount for \$160,000 to the current owners and applicants.

I am asking you to deny this request, and any future request to extend commercial zoning east of the railroad tracks on cedar lane. I drive this road everyday and live one mile from this property just off of Cedar Lane.

Please deny,
Robbie Arrington

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This message was directed to commission@knoxmpc.org



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

Cedar Lane Rezoning to Office 10-B-14-RZ

2 messages

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Commission <commission@knoxmpc.org>

Thu, Oct 9, 2014 at 10:39 AM

As a citizen that lives a few blocks from the proposed rezoning at the Inskip Presbytery building on Cedar Lane I would like to stated that I support the rezoning with the conditions that staff has recommended plus exempting apartments and halfway houses. You previously approved a large downzoning in the Inskip area to help us keep more apartments from the area. Keeping the residential in the back of the property would help protect the residential area on Ozark Road.

Cedar Lane is a busy arterial street and offices would be less traffic on a consistent basis. We talk about wanting to keep young families in the Inskip area and that would mean having more access to services such as office or business uses and therefore more jobs close to home.

City Engineering has a project on the books to put sidewalks on Cedar Lane from Haynes Sterchi Road west to across the railroad tracks in front of Pizza Hut at Pratt Lane. There is already a very very worn path where people from the apartments at Haynes Sterchi walk to stores and businesses on the commercial part of Cedar Lane. To me this indicates that people are traveling on foot and bicycle to access services. It is reusing a building that currently exists sitting vacant which is not a good situation in itself.

I have talked about this rezoning at the past two Inskip Community meetings and no one has expressed opposition to this use. I speak however for myself because we have not taken any formal votes on the rezoning.

Thank you for your work and your consideration.

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Betty Jo Mahan
Inskip Community Association

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

Thu, Oct 9, 2014 at 10:44 AM

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This message was directed to commission@knoxmpc.org

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Michael A. Brusseau, AICP, Senior Planner
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