



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: File #: 5-E-15-RZ**

3 messages

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Aug 12, 2015 at 11:54 AM

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

From: **Jessica Paulauskas** <hamiltonjenator@gmail.com>  
Date: Wed, Aug 12, 2015 at 10:59 AM  
Subject: File #: 5-E-15-RZ  
To: contact@knoxmpc.org

To the Metropolitan Planning Commission,

I am writing to protest the rezoning of vacant land from Medium Density Residential to High Density Residential (18 du/ac) . This will drastically increase the capacity of families that is currently allowed to reside at the location.

We have all struggled in our community already with the ever-increasing traffic in this area, particularly with new truck-stop developments new I-40 and Lovell Rd. The corner of Lovell Rd. and Snyder Rd. was recently rezoned to High Density Residential, and the construction of new apartments is already underway, with plans of 300+ units. This will drastically compound an already difficult traffic situation for those of us on the tiny, two-lane Snyder Rd.

This rezoning is also in direct contradiction to the current development policies article 11.2-11.3:  
11.2-The density for residential development will be based upon the amount of usable acreage, excluding areas which are under water, in floodways, have steep slopes, or are otherwise undevelopable. Rural, planned growth and urban growth boundaries also influence density. These areas are designated in the Knoxville-Knox County-Farragut Growth Policy Plan. (See Planning Framework for more information.) The following general standards will be applied in setting densities for residential development, providing these densities do not conflict with other policies in this plan:

- Up to one unit per acre in rural areas with environmental constraints or infrastructure inadequate for greater densities.
- Low-density 1 to 3 du/ac in rural areas with infrastructure.
- Low-density 1 to 5 du/ac in planned growth areas.
- Low-density 1 to 6 du/ac within the City of Knoxville.
- Medium-density 6 to 12 du/ac in planned growth and urban growth areas; appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses.
- Medium-density 6 to 24 du/ac in urban growth areas adjacent to neighborhood and community centers.
- High-density over 24 du/ac, appropriate in downtown and UT area, and in regional activity centers; should have good access to transit.

11.3. Discourage environmental nuisances in the vicinity of residential development, including rundown commercial development, noxious industrial uses, railroad tracks, noise and fumes from heavy traffic volumes, large storage tanks of gas, oil and other flammable materials, smoke, noise, offensive odors, vibrations, dust, or glare from nearby or distant uses.

The residents of Knox County would greatly request that you reconsider allowing this rezoning to High Density Residential and deny this request.

Thank you,

Jessica Paulauskas

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>

Wed, Aug 12, 2015 at 11:55 AM

To: Jessica Paulauskas <hamiltonjenator@gmail.com>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kuhn, Tim" <tim.kuhn@knoxmpc.org>

Ms. Paulauskas,

I'm writing to confirm that your comments have been received. They have been forwarded to Betty Jo Mahan of MPC staff - she will include them with case materials provided to the Planning Commissioners.

If you have further comments or questions, do not hesitate to contact us.

Terry Gilhula, PhD  
Manager, Information and Research  
Knoxville/Knox County Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
Phone: 865-215-3819  
Fax: 865-215-2068

On Wed, Aug 12, 2015 at 10:59 AM, Jessica Paulauskas <hamiltonjenator@gmail.com> wrote:

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volumes, large storage tanks of gas, oil and other flammable materials, smoke, noise, offensive odors, vibrations, dust, or glare from nearby or distant uses.

The residents of Knox County would greatly request that you reconsider allowing this rezoning to High Density Residential and deny this request.

Thank you,

Jessica Paulauskas

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Aug 12, 2015 at 11:58 AM

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

From: **Stanley Paulauskas** <stanpaulauskas@gmail.com>  
Date: Wed, Aug 12, 2015 at 10:15 AM  
Subject: File #: 5-E-15-RZ  
To: contact@knoxmpc.org

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The residents of Knox County would greatly request that you reconsider allowing this rezoning to High Density Residential and deny this request.

Thank you,

Stan Paulauskas

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Stanley Paulauskas, Ph. D.  
Research Scientist

The University of Tennessee  
Department of Physics and Astronomy  
401 Nielsen Physics Building  
1408 Circle Drive  
Knoxville, TN 37996-1200

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"It is only the inferior thinker who hastens to explain the singular and the complex by the primitive shortcut of supernaturalism."

H.P. Lovecraft - "The Temple"



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Concern Regarding Rezoning of Lot on Outlet Dr and Snyder Rd**

1 message

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Aug 12, 2015 at 11:56 AM

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

From: **Jasmine McKee** <jazz.mckee@gmail.com>  
Date: Wed, Aug 12, 2015 at 11:46 AM  
Subject: Concern Regarding Rezoning of Lot on Outlet Dr and Snyder Rd  
To: contact@knoxmpc.org

To whom it may concern:

I wanted to write to express my concern regarding the potential rezoning of the lot on the corner of Outlet Dr and Snyder Rd from a medium density residential area to a high density residential area. My husband and I have just moved to this neighborhood in April of this year. Shortly after we moved into our house, the lot on the corner of Lovell Rd and Snyder Rd has experienced some construction. I am not currently aware of what they are building on that corner, but anytime it rains, the dirt from the construction zone flows into the road and floods the area during the storm. If we rezone and someone immediately buys the lot and starts building on the property, I am worried that construction on both sides of Snyder Rd would make it very difficult to get to my house, especially during the summer downpours, as that would cause dirt and mud to flood the road.

Also, with the area being zoned as a high density residential area, I'm concerned for how that would influence traffic. Snyder Rd is already a frequently-traveled road, even though it's just two lanes without a shoulder. The stop light on the corner of Outlet Dr and N. Campbell Station Rd already can take a minimum of 10 minutes to get through in order to turn left from Outlet Dr.

I understand that these may be minor concerns, but an increase in the wait time in the traffic light would mean more time spent in traffic, which is more time spent away from my family, and my family means a lot to me. If, by rezoning this lot to a high density residential area, the city is also planning on making necessary changes to the surrounding traffic lights and road to help accommodate for the increased traffic flow around the area, I do not mind the rezoning. But if the city does not plan on accommodating for the changes in traffic, I sincerely oppose the rezoning.

Please, please consider how this change in zoning may influence the lives of those of us who reside on Snyder Rd.

Best Regards,

—

Jasmine McKee Pittman, PharmD, BCACP  
1141 Snyder Ridge Lane  
Knoxville, TN 37932  
Phone: 865.622.7840



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Rezoning**

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Aug 12, 2015 at 12:56 PM

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

From: **Shane** <deuce026@yahoo.com>  
Date: Wed, Aug 12, 2015 at 12:36 PM  
Subject: Rezoning  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

To whom it may concern:

I wanted to write to express my concern regarding the potential rezoning of the lot on the corner of Outlet Dr and Snyder Rd from a medium density residential area to a high density residential area. My husband and I have just moved to this neighborhood in April of this year. Shortly after we moved into our house, the lot on the corner of Lovell Rd and Snyder Rd has experienced some construction. I am not currently aware of what they are building on that corner, but anytime it rains, the dirt from the construction zone flows into the road and floods the area during the storm. If we rezone and someone immediately buys the lot and starts building on the property, I am worried that construction on both sides of Snyder Rd would make it very difficult to get to my house, especially during the summer downpours, as that would cause dirt and mud to flood the road.

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Please, please consider how this change in zoning may influence the lives of those of us who reside on Snyder Rd.

Thanks,  
Shane Pittman  
1141 Snyder Ridge Ln.  
Knoxville, TN 37932