



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

Rezoning on Bruhin Road 1-A-15-RZ

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Jan 6, 2015 at 10:37 AM

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From: **Betty Jo Mahan** <bettyjo.mahan@knoxmpc.org>
Date: Tue, Jan 6, 2015 at 10:34 AM
Subject: [MPC Comment] Rezoning on Bruhin Road 1-A-15-RZ
To: Commission <commission@knoxmpc.org>

Representatives from the Inskip Community Association met with the applicant Mr. Quint Bourgeois Monday. We were hoping to see or hear about his plans for the 4.73 acre property near the entrance to our community and right across from Inskip Pool and Park. He had nothing to show us. He told us he has some preliminary plans for around 80 plus units on the property but did not plan to do them now. It appears he is mainly concerned about getting the R-2 zoning back so the value of his property does not go down. He mentioned this property would be part of his retirement strategy.

A lot of people that live in Inskip are already in retirement or planning retirement themselves. They do not want their properties devalued by another large apartment complex backing up to them that rents to anybody. Inskip has many small and large apartment complexes that have presented challenges to the neighbors.

Part of the reasoning in rezoning many properties in Inskip to R-1 or R-1A was to match the zoning to the Inskip Small Area Plan, North City Sector Plan and One Year Plan. Mr. Bourgeois is not only asking to be returned to his original zoning of R-2 but to change all these plans to medium density. This area should remain low density residential at the least. There are homes all around it other than the one small apartment/condo complex behind it which has created many problems for the neighborhood.

Your decision last year to rezone properties to a lower density was a wise and helpful for the greater community and we greatly appreciate it. I understand the role of rezoning is a plan to stabilize and keep strong communities in Knoxville. While we understand Mr. Bourgeois feels he has been diminished, there are many other property owners in the area that would be diminished by more apartments. R-1A does allow the applicant reasonable use of his property. No one has taken away his ability to develop the property, just to develop it at a lower density and to come back to MPC with a plan that hopefully we can all have input in. He may mention that many other properties were exempt from the downzoning last year and that we had no problem with them. That is true, but they were all small properties or already developed with apartments. This 4.73 acre site would affect traffic on Bruhin Road, Central Avenue, and possibly Coster Road, the school and the park and property values.

Please continue to help in the stabilization of this community and support our request to keep this property low density and R-1A.

Sincerely

Betty Jo Mahan
President, Inskip Community Association ACI
679-2748

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This message was directed to commission@knoxmpc.org

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