



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

[MPC Comment] July 9 agenda item 44 - MPC file #7-H-15-RZ

1 message

'scott brooks' via Commission <commission@knoxmpc.org>

Wed, Jul 8, 2015 at 10:27 PM

Reply-To: wwumorgan@yahoo.com

To: commission@knoxmpc.org

Good evening all,

I am a homeowner at 119 Hillcrest Drive and wish to address you concerning July 9th Agenda item 44 – MPC File # 7-H-15-RZ. Hillcrest is the residential street directly adjacent to historic Gibbs Drive. Our back yard is separated from the Gibbs Drive properties only by the KUB right of way at the rear of our property. While we are not in the historic district, our street still has the potential to be impacted by more commercial development in the area, specifically the rezoning of 2800 Gibbs Drive.

Hillcrest Drive is not classified as a major traffic artery, but has become increasingly clogged with vehicles at the light to Broadway since the arrival of the Chick-Fill-a restaurant. At times it is difficult to get out of our driveway because of the line of traffic from the restaurant and the intersection. While the speed limit is 25 mph, cars regularly travel much faster on this street, where children play and neighbors walk their dogs. Allowing C-3 zoning on the parcel adjacent to the Chick-Fil-a, we feel, will only add to that traffic, especially if any vehicle access is allowed from Hillcrest to the property at 2800 Gibbs Drive. Hillcrest is not designed for commercial traffic in any case.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] July 9th MPC Agenda item 44 - MPC File # 7-H-15-RZ

1 message

Markus Chady <markuschady@allanarch.com>

Wed, Jul 8, 2015 at 1:28 PM

Reply-To: markuschady@allanarch.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a homeowner at 2841 Gibbs Drive and wish to address you concerning July 9th Agenda item 44 – MPC File # 7-H-15-RZ. Gibbs Drive is a neighborhood that was established 105 years ago and is on the National Register of Historic Places. A striking characteristic of the neighborhood is the significant pedestrian presence comprised of adults and children alike. At any given time I can count on seeing a neighbor walking or bicycling by. Myself and fellow homeowners strive to maintain the historical integrity, quaint character and pedestrian friendly nature of this residential neighborhood. It is a special place and an asset to the City of Knoxville that should be preserved. Gibbs Drive is the entrance to the Fountain City Dogwood Trail, and classified as a local street by the Major Road Plan by MPC. These facts distinguish Gibbs Drive from immediately adjacent roads that also intersect Broadway, such as Essary Drive (major collector), Cedar Lane (minor arterial), Knox Road (minor collector) and Highland Drive (minor collector). The intersection of Gibbs Drive and Broadway represents a unique condition along Broadway.

Rezoning 2800 Gibbs Drive from R-1 has potential to be injurious to the neighborhood, especially if rezoned to C-3 as the application seeks. Understanding that rezoning may be inevitable and in the spirit of compromise, I support rezoning to O-3, consistent with the MPC staff recommendation. I agree with staff assertion that allowable uses under O-3 rezoning would be more compatible with the neighborhood than the allowable uses under C-3 rezoning. I am especially concerned about intensity of use and traffic generated from rezoning, and believe that potential negative impact is lessened by limiting the rezoning to office uses.

To mitigate injurious consequences of rezoning to the neighborhood, I also request that you consider adding the following conditions to the rezoning:

1. The minimum required landscaped buffer between the rezoned parcels and Gibbs Drive shall be 35', and the buffer be required to contain mature evergreen plantings of minimum 6' height at the time of planting which will mature to a minimum height of 40', and also include an 8' tall cedar privacy fence along the entire length of the rezoned parcels facing Gibbs drive, located at the Harris side of said minimum buffer. These prescribed elements of the buffer shall be provided and maintained entirely at the rezoned parcels owner's expense, and shall be provided within 90 days of the rezoning, regardless of timeline for future site development. Buffer improvements shall also include replacement of the sidewalk along the rezoned parcels and Gibbs Drive at the Harris property owner's expense.

2. Site development plans, when submitted, shall include a site photo-metric study sealed by a registered engineer that demonstrates zero footcandle illuminance values as measured at the property line of the rezoned parcels fronting Gibbs Drive and the Truan property. The site photo-metric study shall apply to all site lighting, building lighting and signage. All pole mounted and wall mounted lighting shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing.

Lights located under canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling.

I appreciate your consideration.

Thanks,

MARKUS CHADY

AIA, LEED AP



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