

Dr. Ralph McGill, *Mayor*  
Mary Dorothy LaMarche, *Vice-Mayor*  
David Smoak, *Town Administrator*  
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*  
Robert N. Markli, *Alderman*  
Ron Pinchok, *Alderman*

May 11, 2015

Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902

Re: Requested rezoning of Parcel 174, Tax Map 130

Dear MPC:

As the Community Development Director of the Town of Farragut I am sending this letter to request that, consistent with the MPC staff recommendation, the requested rezoning of Parcel 174, Tax Map 130 off Snyder Road from PR at 12 DU/Acre to PR at 18 DU/Acre be denied.

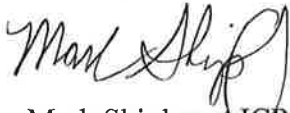
You may recall that this parcel was just recently rezoned from PR at 6.5 DU/Acre to PR at 12 DU/Acre. The parcel in question is also within the Town's adopted Urban Growth Boundary and was included in the Town's update to its Comprehensive Land Use Plan (CLUP). When this parcel was recently rezoned, the Town did not present strong opposition to the request. The rezoning at that time was recommended by the MPC staff, consistent with the sector plan, and was at the same density level of the adjacent parcel to the east.

The new rezoning request however is very different. The request is opposed by the MPC staff, inconsistent with the sector plan, and completely out of character with the context and surrounding plan of development. The maximum residential density permitted in the Town of Farragut is 12 DU/Acre. An increase to 18 DU/Acre would provide for an urban level of density in what is a very suburban and somewhat rural portion of the county. The portion of Snyder Road that development on this property would likely access is not up to a standard that could logically accommodate such density. The subject property is also within a general area where sinkholes are known to exist. Consequently, rezoning this property to provide for an urban level of density would be seriously problematic.

For all of these reasons and the fact that the request would also be completely inconsistent with the Town's adopted CLUP, which the Town spent several months and numerous meetings to develop, we would respectfully ask that you please **deny** this rezoning of Parcel 174, Tax Map 130.

The Town appreciates this opportunity to convey our thoughts on this matter. If you have any questions, please either call me at (865) 966-7057 or send me an e-mail at [mark.shipley@townoffarragut.org](mailto:mark.shipley@townoffarragut.org). Thank you again.

Best regards,

A handwritten signature in black ink, appearing to read "Mark Shipley". The signature is fluid and cursive, with the first name "Mark" and last name "Shipley" clearly distinguishable.

Mark Shipley, AICP  
Community Development Director