



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

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**[MPC Comment] Fenton Nissan Tillery Road rezoning request**

1 message

**Louise Gorenflo** <lgorenflo@gmail.com>

Wed, Apr 13, 2016 at 9:19 AM

Reply-To: lgorenflo@gmail.com

To: commission@knoxmpc.org

Re: 4-E-16-RZ and 4-C-16-PA

I urge you to deny the Tillery Road rezoning request of Fenton Nissan.

The current zoning was intended to protect the residential neighborhood from the worst kind of commercial use. The current zoning acts as a buffer. It was a compromise to allow businesses to use their property and protect the residences behind them.

To allow this one lot to become commercial breaks the zoning pattern of the adjoining Tillery Road lots, opening the likelihood other residential lots would become commercial as well.

The Norwood neighborhood wants to develop in ways that will enhance our quality of life. Granting the current Fenton Nissan request would work against the aspirations of Norwood.

Thank you.

Louise Gorenflo  
Sunnywood Lane

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Tillery Road ReZone Near Wilson Road**

2 messages

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**David Hamilton** <dbhamiltonlaw@msn.com>

Tue, Apr 12, 2016 at 5:06 PM

Reply-To: dbhamiltonlaw@msn.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Please accept my opposition to the re-zoning application on Tillery Road. This property is zoned residential to prevent the property value reduction caused by commercial activities across the street from homes. I am aware that there have been several efforts to re-zone the property, however, the current zoning is a necessity to avoid the commercialization of the Tillery Wilson road intersections. The roads are not sufficient for commercial activity. I am aware that no road access is presently on the table, that is only a matter of time. I have only resided in the neighborhood 20 years so I am not aware of the original agreements or negotiations which created the buffer. However, the usefulness has not ended.

Please protect the buffers which allow reasonable residential activities co-exist with commercial, deny the application.

David B. Hamilton  
Attorney at Law  
1810 Merchant Drive  
Knoxville, TN 37912  
[865.219.9250](tel:865.219.9250)

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**Michael Brusseau** <mike.brusseau@knoxmpc.org>

Wed, Apr 13, 2016 at 8:37 AM

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

This is regarding item #38

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: [\(865\) 215-2500](tel:865.215.2500)  
Fax: [\(865\) 215-2068](tel:865.215.2068)  
[www.knoxmpc.org](http://www.knoxmpc.org)



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

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## [MPC Comment] Fenton Requests

1 message

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**ahazari** <ahazari@utk.edu>

Tue, Apr 12, 2016 at 7:59 PM

Reply-To: ahazari@utk.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I am a resident of Norwood and I am opposed to the Fenton Requests (4-E-16-RZ and 4-C-16-PA). Thanks.

Al Hazari

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Betty Jo Mahan <[bettyjo.mahan@knoxmpc.org](mailto:bettyjo.mahan@knoxmpc.org)>

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## [MPC Comment] Agenda Items 4-E-16-E NS 4-C-16pa Fenton Rezoning on Tillery Rd

1 message

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**Bobby Williams** <[bkwilliams@knology.net](mailto:bkwilliams@knology.net)>

Tue, Apr 12, 2016 at 11:15 PM

Reply-To: [bkwilliams@knology.net](mailto:bkwilliams@knology.net)

To: [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

I am writing this e-mail to express my concerns with subject rezoning request by Fenton Nissan. As a resident of Tillery Rd, I have the following issues with the rezoning request.

1. The land that borders Tillery Rd is all residential and this rezoning will set a precedent for the encroachment of commercial zoning for the area. If one parcel that borders Tillery Rd. is allowed to become commercial then any request for neighboring parcels will be difficult to deny, especially property near this parcel.
2. This also has the effect of lowering the property values in the area. Who wants to buy a house bordering a commercial property unless they can also be rezoned to commercial, again further encroaching on the neighborhood .
3. I presently have 2 acres with just one parcel between my house and commercial property along Merchant Rd.. This would allow this parcel to become commercial if the same standard is applied.
4. This type of Zoning (C4) allow many type of business and operations that are not conducive to families.

I respectfully ask that you deny this request and maintain this area as a peaceful neighborhood

Thanks

Bobby and Paulette Williams

5305 Tillery Rd

[bkwilliams@knology.net](mailto:bkwilliams@knology.net)

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

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**[MPC Comment] Proposed Tillery Road Rezoning**

1 message

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**Anna Weatherstone** <annalucille.wstone@gmail.com>

Tue, Apr 12, 2016 at 9:01 PM

Reply-To: annalucille.wstone@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

While it is my intention to be present at the April 14<sup>th</sup> MPC meeting, my work may not allow the absence and as such I wish to voice my opinion regarding agenda numbers 4-E-16-RZ and 4-C-16-PA, the proposed rezoning of the land separating Tillery Road from Fenton Nissan on Clinton Highway.

I purchased my home on June 23<sup>rd</sup> of 2012 at 24 years old on the single proudest day of my life. I chose the location for the convenience to the interstate, the security of living on a dead-end road, and the seeming peacefulness of the neighborhood. Since then, I have graduated from UT with a Master's degree in Social Work, started a new job, and gotten engaged. My fiancé and I have settled in to 1325 Lucy Way and worked very hard to create a comfortable life for ourselves. Over the course of the last six months we have paid off over \$10,000 in debt, and will be entering in to married life almost completely debt-free. I am fully aware of the importance of economic growth. Currently, the one mile stretch of Clinton Highway that runs between Tillery Road and Merchant Drive has 7 car dealerships; 6 pawn, title loan, or payday advance businesses; 6 mechanics shops, and 3 chicken restaurants. I fail to understand how expanding this area to include more space for cars could possibly contribute to the economic growth of the area.

Rezoning the area between Clinton Highway and Tillery Road for commercial use would increase resident safety concerns; contribute to noise and light pollution, destroy any sense of privacy we currently have, decrease property value, and provide the depressing affirmation that no one wants anything better for Clinton Highway and the Norwood Community. And it would leave Lucy Way with one more "For Sale" sign.

We are good neighbors and we want to stay. Please vote against Fenton Nissan's rezoning request.

Respectfully,

Anna Weatherstone

1325 Lucy Way

Knoxville, TN 37912

[\(865\) 661-0002](tel:(865)661-0002)[Annalucille.wstone@gmail.com](mailto:Annalucille.wstone@gmail.com)

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