



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

[MPC Comment] MPC meeting July 14

1 message

Emily Ellis <eellis424@gmail.com>

Wed, Jul 13, 2016 at 9:20 PM

Reply-To: eellis424@gmail.com

To: commission@knoxmpc.org

MPC Commission,

Please consider my input regarding these agenda items that impact my neighborhood.

Agenda item #32 Trinity Business Group (North AVE & Cornelia) Request rezone I-3 to I-4 {Heavy Industrial} to process yard waste. I agree with the staff recommendation that this be denied. North Avenue is not designed for large trucks and the property has a border with R-2 IH1.

Agenda item #41 RAJ Sood (Broadway @ Rider) former Harry Lane. Request C4 Pawn Shop w/outside storage/display? Staff recommends C-3 and a denial of C-4 zoning. I agree with the staff recommendation. The majority of the surrounding property is C3 and this would prevent future outside displays and storage of used cars etc.

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Emily Ellis
eellis424 at gmail.com
(865) 924 3882

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Deny MPC Agenda Item 41 - Broadway Rezoning

1 message

Erin Burns Gill <erin.b.gill@gmail.com>

Wed, Jul 13, 2016 at 9:10 PM

Reply-To: Erin.B.Gill@gmail.com

To: herb@claibornehauling.com, commission@knoxmpc.org, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

MPC Commissioners --

We write to strongly urge you to **deny the request for rezoning** to C-4 of the property on the west side of N. Broadway, north of Rider Ave -- Agenda Item #41 on July 14 (7-O-16-RZ). We are homeowners and residents of the nearby Edgewood Park neighborhood and feel that rezoning of this property would negatively impact this area of the City, specifically areas in which we regularly walk.

Regardless of the specific proposed use of this space (a pawn shop), C-4 zoning of this parcel would damage the integrity of the nearby R-1 and R-2 districts. These are traditional neighborhoods, designed with sidewalks to promote walkability and accommodate pedestrians and motor vehicles. The C-4 zoning, which is by definition designed to cater to motor vehicles, conflicts with this neighborhood design.

C-4 zoning of this parcel would also be out of character with the other commercial (C-3) zones on this stretch of Broadway.

MPC staff has recommended re-zoning this parcel to C-3 instead. However, both the Central City Sector Plan and the City of Knoxville One Year Plan designate this site as part of a mixed use special district MU-SD (CC-7). This is a dynamic and rapidly-changing part of our city. I ask that you strongly consider whether C-3 can and will uphold the long-term vision of the MU-SD to revitalize areas of our community with pedestrian- and transit-oriented development and vertical mixed-use.

Please DENY this request for rezoning.

Thank you.

Erin & Nick Gill
3221 Clearview Street
Knoxville, TN 37917
[865-924-5141](tel:865-924-5141)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Agenda Item #41. Oppose C-4 zoning request

1 message

Brian King <bking@universal-products.com>
Reply-To: bking@universal-products.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jul 13, 2016 at 3:56 PM

To the Knoxville/Knox County MPC:

I am writing this letter in opposition to the requested C-4 at 3515 N. Broadway and urge you to deny. I would support the staff recommendation of C-3/F-1 re-zoning instead. C-4 is not an appropriate zone to border the R-1 zone and would be injurious to the surrounding neighborhoods.

As a resident of Fairmont Emoriland, I respectfully ask that you deny rezoning as a C-4 per the application request. I ask that you instead refer to staff recommendations, the Central City Sector Plan and the impact on neighboring parcels and assign the C-3/F-1 zoning.

Brian King
1717 Emoriland Blvd
Knoxville, TN 37917
[865-755-9491](tel:865-755-9491)

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This message was directed to commission@knoxmpc.org