



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

[MPC Comment] RE: Item 32. HUTCHINS ASSOCIATES, P.C. 11-C-16-RZ North side Gray Hendrix Rd., west of Tsawasi Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

1 message

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Mon, Nov 7, 2016 at 9:24 PM

MPC Agenda Meeting November 10th 1:30 Item #32

I attended a meeting of the Knoxville/Knox County Metropolitan Planning Commission On September 8 2016 at 1:30pm. This meeting was on Use on Review for the Lot next to the subject Property.

The determination Of the hearing was the Land owner could build a single family on the front of the property and a duplex on the rear. Several Property Owners attended the Meeting and submitted a Petition signed from approximately 30 home owners in the immediate area stating they were opposed to Duplexes being built on the site. This is largely a single family home development and many homeowners feel Duplexes will have a adverse affect on their property values. Many potential home buyers will not even consider buying a home with Rental property in the immediate area.

We are also opposed to this property being rezoned from A to RA. This would allow the owner to build a duplex on this site as well.

The Owner now wants rezoning on the property from A(Agricultural) To RA (Low Density Residential) and build two homes or duplexes on the site. That would make about .3ac per unit. Most Lots in the immediate area are in the .75ac to 1.5ac size.

We are opposed the both of these changes.

The owner states the current zoning creates a hardship for the development of the lots. The owner knew or should have know the current zoning of the lots when he purchased them. There is no reason I know of that the lots cannot be developed as currently zoned.

I own property adjacent to the subject property. I am opposed to the property owner being allowed to build duplexes on the site, or splitting the lot into two sites.

If the commission feels that this development is best for the community, I request that Developer at (his expense) be required to install a 6" wood Privacy fence as a buffer to the adjacent residential Homes. These are commonly seen all over Knox county.

I am unable to attend the meeting as I cannot get off work.

If you have any questions feel free to contact me,
Jay M Blackwell
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This message was directed to commission@knoxmpc.org