



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

[MPC Comment] Fwd: REzoning request by Jeff Allen

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Oct 12, 2016 at 8:47 AM

Good Morning,

Mr. Bletner asked me to make sure you received this email.

Regards,
Gerald

Gerald Green AICP

Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
[865.215.2500](tel:865.215.2500)
gerald.green@knoxmpc.org

----- Forwarded message -----

From: **jbletner** <jbletner@utk.edu>
Date: Tue, Oct 11, 2016 at 2:10 AM
Subject: Re: REzoning request by Jeff Allen
To: Gerald Green <gerald.green@knoxmpc.org>
Cc: TERESA FAULKNER <terryfaulk@bellsouth.net>

From: jbletner
Sent: Tuesday, October 11, 2016 1:53:00 AM
To: TERESA FAULKNER
Subject:

Gerald and Commissioners,

This is to inform you of the Kingston Pike Sequoyah Hills Association opposition to the rezoning and plan amendments request from Jeffery Allen. For many years, the KPSHA has defended Kingston Pike from Concord to Western Plaza so that historical and scenic resources have not been lost to the City of Knoxville. Contrary to the review from your staff, there has not been a change in zoning for this area of Kingston Pike since the LaRue Condos lot was rezoned to RP1 approximately fifty years ago.

We have had a few requests over the years, but none has ever been approved. The common excuse is that no one will ever buy that for a house. However, buyers have always been found. (Yes, even the Christenberry house which the current owner made a handshake deal to split the lot and save the house before tearing it down three days later.)

I believe the problem that the reviewer had when looking at this rezoning is that the property was grouped with property to the East and North. It should be grouped with the Kingston Pike properties. It is certainly the same zoning as all property west of the home. The house is the last house in the R-1 and H1 zones on the east end of the Pike. Why? It serves as a natural border for the zones for a reason....Lindsay Place. Lindsay Place serves as a natural break point in this area. If this property is rezoned, what will be the answer be when a request is made for the next property and the next and the next. Properties to the north and east are not in the Historic area and they are not on the Scenic Highway. No mention was made of Scenic Highway designation in the review. What is to keep the house from being torn down after the rezoning? Nothing! Further, does someone from California have the desire or understanding of the importance to keep the Pike as a historical and scenic asset for Knoxville?

We appreciate your consideration of our position and look forward to discussing this at the Thursday meeting.

Sincerely,

Jim Bletner

Zoning Chairman

Kingston Pike Sequoyah Hills Association

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: MPC Agenda Item No. 50

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Tue, Oct 11, 2016 at 5:31 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
[865.215.2500](tel:865.215.2500)
gerald.green@knoxmpc.org

----- Forwarded message -----

From: **Duane Grieve** <dgrieve@knoxvilletn.gov>
Date: Tue, Oct 11, 2016 at 3:18 PM
Subject: Re: MPC Agenda Item No. 50
To: Gerald Green <gerald.green@knoxmpc.org>, TERESA FAULKNER <terryfaulk@bellsouth.net>

I agree Terry. Duane

From: TERESA FAULKNER <terryfaulk@bellsouth.net>
Sent: Tuesday, October 11, 2016 3:12:29 AM
To: Gerald Green
Cc: Duane Grieve
Subject: MPC Agenda Item No. 50

Dear Mr. Green and MPC Commissioners,

Members of the Bearden Council (an umbrella group for five neighborhoods in the Bearden area, (Westwood, Forest Heights, Sequoyah Hills/Kingston Pike, Lyons View and Historic Sutherland Heights Homeowners Associations), stand with the members of the Sequoyah Hills/Kingston Pike Neighborhood Association in opposition to the three requests of **Jeffrey J. Allen described in Item 50 a, b, c**, on this Thursday's MPC agenda.

We feel that the approval of these requests to rezone this property from its present R 1 will set a precedent which will endanger adjacent properties to the west of this site in the future. There is a natural division created by Concord Street which serves as a logical boundary for those homes facing Kingston Pike to the west of Concord. These homes face a Scenic Highway which received this honorary designation from the state because of the beautiful historic houses which border it. We need to preserve every single one of these homes which remain.

We appreciate your consideration of our request to deny approval of this rezoning.

Sincerely,

Terry Faulkner; President,
Bearden Council

--

This message was directed to commission@knoxmpc.org