

FROM: Lynn Redmon, President – The Norwood Homeowners Association
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TO: Knoxville-Knox County Metropolitan Planning Commissioners – via email

RE: Agenda Item: 9F-16 RZ – Wallwood Road rezoning

Dear MPC Commissioners:

I strongly urge you to support the original staff recommendation to turn down this request for the following reasons.

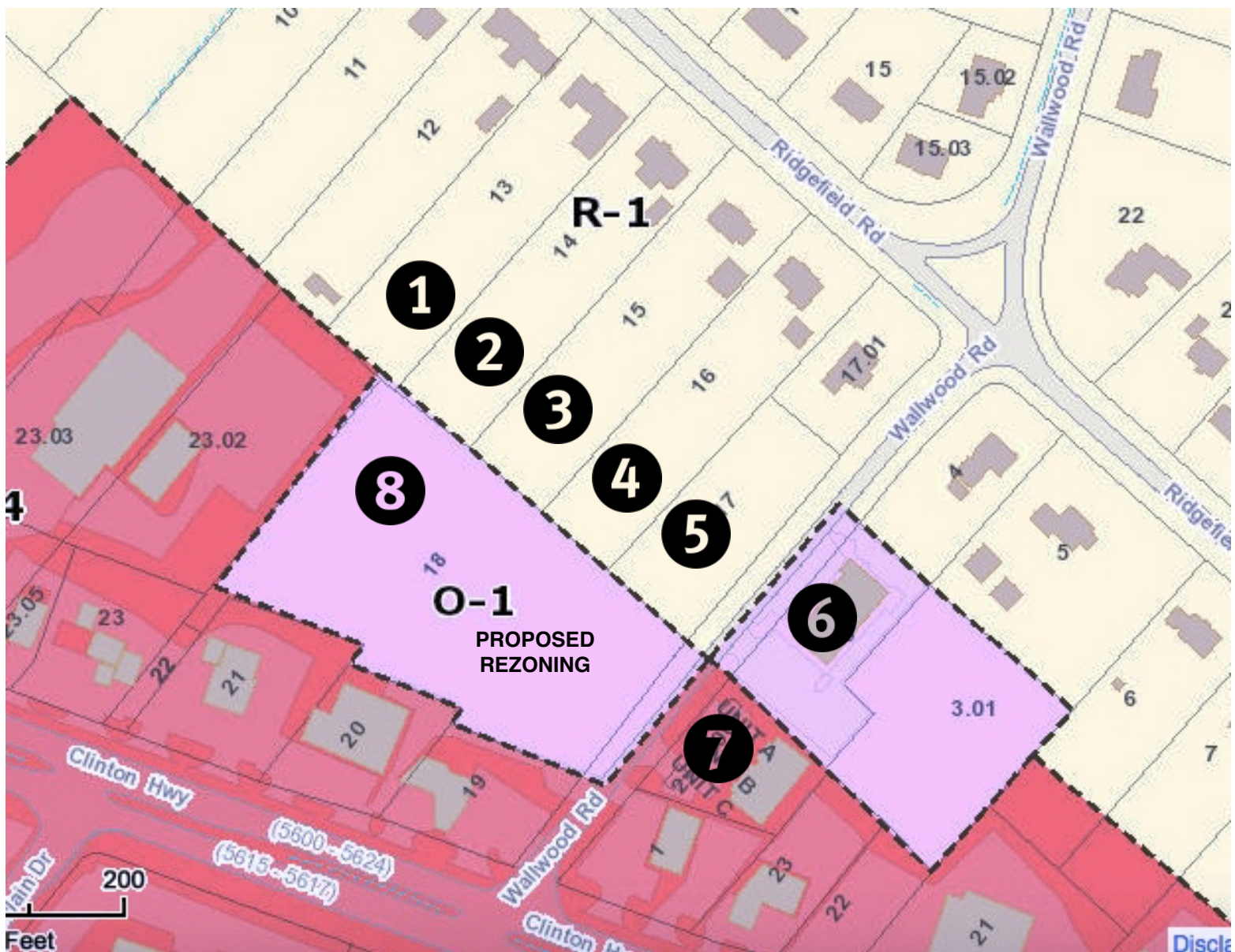
1. A motion to approve is strongly anti-business. There are two office complexes nearby that would be devalued if C-4 were approved. Both owners of these businesses have poured capital into their property while relying on the current nearby O-1 zoning to protect their investment.
2. A motion to approve would place C-4 next to five R-1 homes and would destabilize a long-time well-kept neighborhood.
3. The MPC staff is right on target because they are looking at the long time future of the surrounding area. Any attempt by MPC commissioners to grant a favor to an applicant will have detrimental effects to the neighborhood.
4. There are many alternative locations for the applicant. Clinton Highway has dozens of C-4 properties, containing several hundred acres of property that are abandoned, underutilized or unused. C-4 area properties are for rent by the month, by the year or by long-term lease and many are for sale. Clinton Highway has a glut of unused C-4 property – we do not need more.

Please cast your vote with the staff and turn down this request – do not let C-4 spread into this area.

Sincerely,

Lynn Redmon

Attachment: Map of the area



This proposed rezoning of Parcel 8 does irreparable harm to existing residences and existing businesses in the adjoining neighborhood.

Parcels 1 through 5 are R-1 residences in a well maintained neighborhood - to have C-4 bordering the homes destabilizes the neighborhood and destroys property values.

This proposed rezonng is anti-business. Parcel 6 is the home of Allan & Associates Architects - when their building burned several years ago they made the decision - not to move west - but to rebuild on Wallwood.

Parcel 7 conatins a new office complex just recently remodeled. It does not need to be across the street from C-4.

(Map prepared by Lynn Redmon)