



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

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**[MPC Comment] 10/13 agenda item 52**

3 messages

**Mark Campen** <mcampen@knoxvilletn.gov>

Wed, Oct 5, 2016 at 1:17 PM

Reply-To: mcampen@knoxvilletn.gov

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

Cc: "gerald.green@knoxmpc.org" &lt;gerald.green@knoxmpc.org&gt;

Commissioners,

I support the rezoning request for MPI Business Solutions for the property in the Lonsdale community of which I serve in the 5th council district.

I think C-3 is too intense, but if C-1 will allow them operate their business in this obvious commercial building, please consider the rezoning with whatever limitations necessary.

If this is not acceptable, please figure out how they me operate at this location as the previous business did for years within the current zone.

As you will learn, they are proposing locating multiple businesses and approximately 10-15 employees to this location that will generate jobs in the community.

Thank you for your consideration,

Mark Campen  
414-5593

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

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

Wed, Oct 5, 2016 at 2:13 PM

Reply-To: mike.brusseau@knoxmpc.org

To: mcampen@knoxvilletn.gov

Cc: "gerald.green@knoxmpc.org" &lt;gerald.green@knoxmpc.org&gt;, Commission &lt;commission@knoxmpc.org&gt;

Mark,

We are likely recommending O-1 office zoning, which allows uses similar to the previous use as we understand it. Recognizing that the commercial building is unlikely to be used for residential, as currently zoned, we feel that O-1 zoning will allow the applicant reasonable non-residential uses that are more compatible with the surrounding uses. We feel that allowing commercial uses, even under C-1, will result in unnecessary negative impacts on the surrounding residential uses. Commercial uses also require more parking than offices. There appears to be alot of parking, but the majority of it is it public right-of-way, which is technically not permitted.

Mike Brusseau

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**Mark Campen** <mcampen@knoxvilletn.gov>

Wed, Oct 5, 2016 at 8:59 PM

Reply-To: mcampen@knoxvilletn.gov

To: Michael Brusseau <mike.brusseau@knoxmpc.org>

Cc: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>, Commission <commission@knoxmpc.org>

Sounds good. I just want them to have an opportunity to operate their businesses, create jobs and make appropriate use of the building and if O-1 covers that, great.

Thank you,

Mark

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