

**TO:** MPC Commissioners  
**FROM:** Fountain City Town Hall, Inc.  
**DATE:** April 11, 2017

**RE: 4-13-17 MPC Agenda, Item 52, file 4-F-SP, 4-C-PA, 4-E-RZ**

The Board of Fountain City Town Hall, Inc., asks that you approve the staff recommendation, which is to **deny** the request for Plan Amendments and Rezoning from Low Density Residential/R-1, to Office/O-1, for property located on Tazewell Pike.

The staff's recommendation to deny is consistent with sound planning principles and the limitations of the site. The Report notes *"The existing transitional zoning pattern is appropriate, as it establishes a transition between higher intensity uses along Tazewell Pike to the southwest and low density residential uses to the north and west."*

The Report also points out that the rezoning would have a negative effect on the stability of the adjacent neighborhood on Fieldcrest Lane.

Furthermore, as the Report states, the small parcel size presents a challenge to meeting the off-street parking requirements of many uses allowed in the O-1 zoning district: *"...a significant portion of the paved area is in the public right-of-way" and the areas "...where additional parking could be located, the topography would make it difficult and very disruptive to the adjacent neighborhood..."*

The staff Report also notes that the request does not meet the standards that must be met in order to amend the adopted plans and rezone the property.

For these reasons, we ask that you support the staff's recommendation and deny these requests.

Yours truly,

Charlotte Davis, Carlene V. Malone, Co-Chairs, Land Use Committee  
Fountain City Town Hall, Inc.



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

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**[MPC Comment] Item #52 April MPC Agenda**

1 message

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**ombroligo via Commission** <commission@knoxmpc.org>

Sun, Apr 9, 2017 at 11:01 AM

Reply-To: ombroligo@aol.com

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

Dear Executive Director Green and MPC Commissioners,

I am writing for Tazewell Pike-Beverly Station Neighborhood Coalition regarding **#52 (File #4-E-17-RZ, File # 4-F-17-SP File # 4-C-17PA)** on the April MPC agenda. We are in total agreement with the staff recommendation to deny this rezoning and plan amendment on Tazewell Pike.

The recommendation says in part, *"DENY the rezoning to O-1 (Office, Medical & Related Services), consistent with the denial recommendations for the associated plan amendments. The zoning and development pattern for this area is well established and appropriate as is."*

***"The North City Sector Plan recommends that non-residential zoning end at the adjacent property to the southwest. The existing transitional zoning pattern is appropriate, as it establishes a transition between higher intensity uses along Tazewell Pike to the southwest and low density residential uses to the north and west."***

The staff goes on to comment, *"The sector plan appropriately designates this site for low density residential uses, consistent with the current R- 1 zoning. **Approval of office use for this subject property could set a precedent to rezone parcels further north along Tazewell Pike to non-residential, as well as threaten the stability of the adjacent neighborhood on Fieldcrest Ln. Allowing office use of this property could have a negative impact on the neighborhood to the north and east.** There is sufficient office zoning in the area to meet the demand, so staff is of the opinion that this plan amendment is not necessary."*

We also call your attention to the remarks made by staff regarding parking, ***"O-1 zoning will allow uses that require more off-street parking than low density residential. The paved parking area currently in front of the house could provide that parking, but a significant portion of the paved area is in public right-of-way (see attached aerial photo). Along the north and east sides of the house, where additional parking could be located, the topography would make it difficult and very disruptive to the adjacent neighborhood to construct parking there. Variances on parking would likely be needed if the property were rezoned to O-1."***

Lastly, staff reminds us that ***"In 2008, a One Year Plan amendment for office on this site was turned down by City Council due to lack of a motion. That denial serves as guidance from City Council toward leaving this site designated for low density residential."***

Again, our neighborhood is in total agreement with MPC staff for denial of rezoning and plan amendment based on all the above reasons.

Sincerely,  
Jamie Rowe, President, Tazewell Pike-Beverly Station Neighborhood Coalition

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