



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-J-17-SP **AGENDA ITEM #:** 43
POSTPONEMENT(S): 7/13/2017 **AGENDA DATE:** 8/10/2017
▶ **APPLICANT:** MPC
OWNER(S):

TAX ID NUMBER: 68 P A 018,01802,019&020 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS:

▶ **LOCATION:** Northwest side Murray Dr., southwest of Clinton Hwy.
▶ **APPX. SIZE OF TRACT:** 13.2 acres
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Murray Dr., a local street with 19' of pavement width within 40' of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** No proposed change

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Clinton Highway, Commercial, GC (General Commercial)
South: Murray Drive, Single Family Residential, LDR (Low Density Residential)
East: Murray Drive, Single Family Residential, LDR (Low Density Residential)
West: Clinton Highway, Commercial, GC (General Commercial)

NEIGHBORHOOD CONTEXT The property is located between commercial businesses to the north and west along Clinton Highway and single-family residential to the south and east.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE LDR (Low Density Residential) Sector Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.**

This tract is 13.2 acres and is located on the northwest side of Murray Drive, southwest of Clinton Highway. The area was changed from LDR (Low Density Residential) to MDR (Medium Density Residential) during the update of the 2015 Northwest City Sector Plan.

Parcel 068PA018 has both a MDR (Medium Density Residential) and GC (General Commercial) land use designation. The GC (General Commercial) is recommended to remain and the MDR (Medium Density Residential) portion is recommended to be changed to LDR (Low Density Residential).

During the sector plan update, staff analyzed the Northwest City Sector planning boundary for potential MDR (Medium Density Residential) areas and this tract was identified due to its development pattern and proximity to the community commercial node intersection of Schaad Road, Callahan Road, and Clinton Highway. However, road widening along Murray Drive and intersection improvements at Murray Drive and Clinton Highway would be needed to handle the housing density associated with MDR (Medium Density Residential). In addition, the topographic change in elevation from this tract to the community commercial node makes any future pedestrian connection difficult. There is no bus service that serves this area directly and the remoteness would make people reliant on automobile transportation. In addition, the sector plan recommends a park in this area, but it is not listed in the 15 Year Plan section because the limited park funding availability, this was not a high priority park recommendation.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently or are scheduled to be made to this section of Clinton Highway and Murray Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There was an error in the plan. The Northwest City Sector Plan did not take into full account the limits of Murray Road and that there are no scheduled future improvements to be made to it. In addition, the plan did not take into full account the topographic differences from the nearby community commercial node. All these factors, illustrate how the designated land use should have remained LDR (Low Density Residential). The Northwest City Sector Plan designate this areas as MDR (Medium Density Residential) because of its proximity to the nearby community commercial node and because it is a large undeveloped tract.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No change in public policy directly impacts this plan amendment.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available to reveal the need for a plan amendment.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

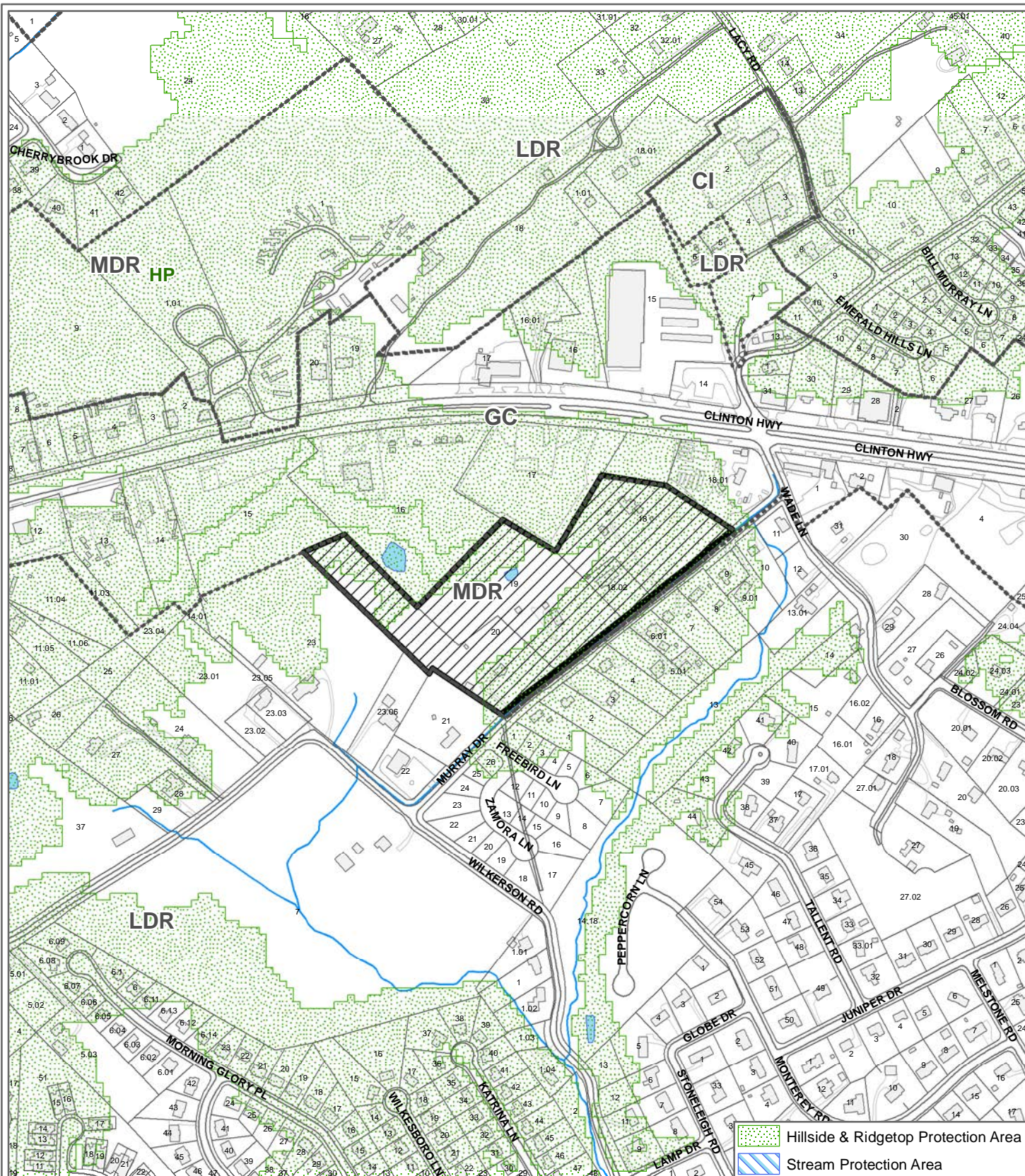
1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2017 and 9/26/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-J-17-SP
NORTHWEST CITY SECTOR PLAN AMENDMENT**

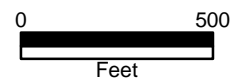
From: MDR (Medium Density Residential)
To: LDR (Low Density Residential)



Original Print Date: 6/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Norwood Homeowners Association

Map No: 68
Jurisdiction: City



KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Norwood Homeowners Association, has submitted an application to amend the Sector Plan from Medium Density Residential to Low Density Residential, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on August 10, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #7-J-17-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

[MPC Comment] Agenda number 7-17-SP

1 message

Kathy Ball <kbthepb@gmail.com>

Sun, Jul 30, 2017 at 8:26 PM

Reply-To: kbthepb@gmail.com

To: commission@knoxmpc.org

It has come to my attention that 4 parcels on Murray Road are being zoned as MDR. This is unacceptable to me, a 35 year resident of nearby 1400 Murray Drive. Please change the zoning back to the original LDR as the roads here are unable to accept any more traffic. Murray Drive is very narrow, curvy, and dangerous, as is the adjacent nearby Wilkerson Road. And getting onto Clinton Highway at Murray Drive is extremely treacherous, especially if trying to make a left hand turn. There is no safe way to exit this neighborhood. More traffic would just exaggerate this safety issue.

Thank you for reconsidering this matter.

Kathy Ball
1400 Murray Drive
Knoxville, TN 37912

Kathy E Ball
865- 789-5522

"Education is not the filling of a bucket but the lighting of a fire."
William Butler Yeats

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: 7-J-17-SP Sector Plan & 7-F-17-P A One Year Plan Proposed Changes

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
Reply-To: mike.brusseau@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Fri, Jul 14, 2017 at 1:25 PM

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

From: Sam Tate <state@koellamoore.com>
Date: Thu, Jul 13, 2017 at 3:33 PM
Subject: 7-J-17-SP Sector Plan & 7-F-17-PA One Year Plan Proposed Changes
To: Michael Brusseau <michael.brusseau@knoxmpc.org>, Jeff Archer <jeff.archer@knoxmpc.org>
Cc: James Roberson <jroberson@koellamoore.com>, "Steve and Delores Mahan (tootmater@knology.net)" <tootmater@knology.net>

Michael and Jeff,

I represent the property owners of parcels 18 and 18.01, at the corner of Clinton Hwy and Murray Drive, which is the subject of a Sector Plan Amendment and One Year Plan Amendment and wish to voice my opposition to the proposed changes. My opposition is upon the following basis:

1. Thoughtful zoning and planning should take into consideration typical requirements for today's commercial developments. Insufficient depth of commercial zoning limits the development and re-development of commercial corridors, since the design standards of most commercial users requires minimum depth of 250' – 300'. If those users cannot get the depth, they move on to other locations or other communities where they can find it. This leaves us with older buildings or un-used properties, which are undesirable. Therefore, the depth of the commercial portion of Parcel 18 on the One Year Plan should not be less than is shown on the current C-4 zoning for the property. In fact, thoughtful planning would allow greater depth (from 230' to 300') on the Sector Plan and One Year Plan to accommodate a grading plan to deal with topographic changes.
2. MDR should be maintained on the sector plan as a transitional zone between the commercial properties on Clinton Hwy and the lower density residential which is further down Murray Drive. This is a proper use of transitional zoning and should be maintained as such.
3. Most of the commercial zoning on each side of Clinton Highway goes much deeper than it does on Parcel 18 and 18.01. It is unreasonable to think that LDR uses will want to be tucked back into a pocket of commercial zoning. The property immediately to the west of the subject property has commercial zoning which extends 480' in depth from Clinton Hwy. And the property just to the west of that tract has commercial zoning which extends 670' deep from the highway. Planning which projects future LDR uses so close to the highway does not take into account what is needed in terms of quality commercial development along the highway and tries to force a LDR use upon a property for which there is no market.

Thank you for taking these matters into consideration.

Sam Tate, CCIM

Broker

NAI Koella | RM Moore

10101 Sherrill Blvd

Knoxville, TN 37932

[865 777 3035](tel:8657773035) Direct

[865 777 3049](tel:8657773049) Fax

[865 806 6517](tel:8658066517) Cell

state@koellamoore.com

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda number 7-17-SP

1 message

'Connie Holland' via Commission <commission@knoxmpc.org>

Thu, Jul 27, 2017 at 11:22 PM

Reply-To: tigger37912@yahoo.com

To: commission@knoxmpc.org

To whom it may concern,

I live at 2234 Murray Dr. I am asking that you change the property relating to agenda number 7-17-SP from medium density to low density. The traffic on Murray has increased greatly and there are many places on that road that only one car can pass at a time. Also trying to turn left or right off Murray onto Pleasant Ridge is absolutely dangerous! This is related to traffic and speed! God help you if you do the speed limit. Also hard to get on Clinton Highway from Murray.

Turning right is not so bad but turning left is a hazard! I really don't see how Murray can handle the additional traffic if an apartment complex is added.

I have been staying with my mom (due to illness) on McClain and we are boxed in with apartments! Hate to say it but they have caused nothing but trouble! Drugs, shootings and generalized crime have increased in the area.

In the neighborhood people are complaining of an increase in wild animals! Raccoons, opossums, and coyotes have been seen with increasing frequency. I'm not complaining but we've got to share this area with them and we continue to take their habitat. Enough is enough! We need some actual green spots left in the area!

There is a new subdivision going in on the corner of Murray and Wilkerson! They've worked on the area almost a year doing nothing but destroying habitat space and moving dirt! If and when that ground ever settles, there's going to be some real issues.

The other issue is with all the subsidized apartments, what happens to our property values? They go down and tax revenue goes down.

I wish I had all the money in the world to buy all the undeveloped land in Knoxville! I would leave it as is. We need some green left in this world. Just as in people, there is a time to stop growing! This should also happen in this area!

Thank you for the opportunity to express my thoughts! Please change the density relating to this agenda item from medium density to low density.

Sincerely,

Connie Holland

Sent from my iPhone

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Re: Norwood Amendment

Jeff Archer <jeff.archer@knoxmpc.org> Wed, Jul 19, 2017 at 10:08 AM
To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
Cc: Amy Brooks <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, Mike Brusseau <mike.brusseau@knoxmpc.org>

Thank you for the feedback. I have attached the letter that was sent to the following property owners this morning.

Property located at 1203 Murray Drive
HUGHES GROVER C & MARGERY M
1211 MURRAY DR
KNOXVILLE, TN 37912

Property located at 1211 Murray Drive
MAHAN STEVEN & DELORES
1211 MURRAY DR.
KNOXVILLE, TN 37912

Property located at 1231 Murray Drive
J & J PROPERTIES LLC
6226 CLINTON HWY
KNOXVILLE, TN 37912

Property located at 1317 Murray Drive
BALL S B & WILLIE J
1317 MURRAY DR.
KNOXVILLE, TN 37912

Thank you,
Jeff

On Wed, Jul 19, 2017 at 8:58 AM, Dan Kelly <dan.kelly@knoxmpc.org> wrote:

Jeff
MPC is now the applicant. Lynn's name and the Norwood Homeowners Association have been taken off of the application.

Dan

On Wed, Jul 19, 2017 at 8:39 AM, Amy Brooks <amy.brooks@knoxtrans.org> wrote:

I have no additional edits to provide.

Amy

On Tue, Jul 18, 2017 at 5:22 PM, Gerald Green <gerald.green@knoxmpc.org> wrote:

Made a couple small edits (attached). Otherwise looks good.

Thanks,
Gerald

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

865.215.3758
gerald.green@knoxmpc.org

On Tue, Jul 18, 2017 at 1:54 PM, Jeff Archer <jeff.archer@knoxmpc.org> wrote:

At the request of Dan, I have drafted a letter to be sent to the property owners of Murray Drive. Please review this draft letter (attached) and let me know if you have any recommended changes. In talking this over with Dan, we would like to get this out this week, so if you can provide me your edits by Thursday that would be great.

Thank you,
Jeff

--

Jeff Archer, AICP
Principal Planner
Knoxville / Knox Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902
[\(865\) 215-3821](tel:8652153821)

--

Amy Brooks, AICP
Integrated Planning Manager

[\(865\) 215-4001](tel:8652154001)

<http://knoxmobility.org> | www.knoxmpc.org

--

Dan Kelly
MPC, Deputy Director / Development Services Manager
[\(865\) 215-2500](tel:8652152500)

--

Jeff Archer, AICP
Principal Planner
Knoxville / Knox Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902
[\(865\) 215-3821](tel:8652153821)



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433K



July 19, 2017

Dear property owner,

The Metropolitan Planning Commission (MPC) received two applications (File #7-F-17-PA and 7-J-17-SP) made by the Norwood Homeowners Association to amend the proposed land use maps within both the City of Knoxville One Year Plan and the Northwest City Sector Plan. This application involves four properties, including yours, located on the north side of Murray Road (Parcel #'s: 068PA020, 068PA019, 068PA01802, and 068PA018 or Address #'s: 1203, 1211, 1231, and 1317 Murray Drive.) The application was first heard at the July 13th at the Metropolitan Planning Commission's (MPC) monthly meeting, the Commission voted to postpone the application until all impacted property owners were sent a letter, notifying them of this pending decision.

The applicant, Mr. Lynn Redmond, spokesman for the Norwood Homeowners Association is proposing to change the land use map of the One Year Plan and Northwest City Sector Plan from (Medium Density Residential) to LDR (Low Density Residential). This application addresses a concern he raised during the 2017 Knoxville One Year Plan adoption process.

Mr. Redmond has stated that Murray Drive is narrow and winding and inadequate to support the traffic that would be generated by multi-family housing. Additionally, he has stated that the existing development in the immediate area is limited to detached single family dwellings. It is his belief that MDR (Medium Density Residential) uses would be out of character with the existing development and would negatively impact the area. As a result, he has stated that changing the designation of the affected properties to MDR (Medium Density Residential) was a mistake and the One Year Plan and the Northwest City Sector plan should be amended to return the properties in question back to LDR (Low Density Residential).

This proposed change does not alter your current zoning of your property, which is R-1 (Low Density Residential). It would only affect you-if you wanted to rezone your property in the future. MPC uses these plans to guide zoning decisions. Your current zoning is appropriate for an area designated LDR. Amending the plans as requested by Mr. Redmond would bring the plans and zoning into conformity.

The difference between LDR (Low Density Residential) and MDR (Medium Density Residential) is in the residential density allowed. For instance, LDR (Low Density Residential) allows up to 6 dwelling units per acre, typically single family detached and condominiums. MDR (Medium Density Residential) allows 6-24 dwelling units per acre, typically including attached houses and apartments.

On August 10, 2017 at 1:30 PM in the Large Assembly Room of the City County Building the Metropolitan Planning Commission will consider an amendment to the Knoxville One Year Plan and the Northwest City Sector Plan that would change the designation of your property from MDR (Medium Density Residential) to LDR (Low Density Residential). This is a public hearing at which anyone interested in this matter has the right to express their opinion to the MPC. The applicant is now the MPC and not Mr. Redmond of the Norwood Homeowners Association.

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Should you have further questions regarding this matter, please feel free to contact me at (865) 215-3821 or jeff.archer@knoxmpc.org.

Sincerely,

Jeff Archer, AICP
Principal Planner

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

Northwest City SP PLAN AMENDMENT

Date Filed: 5/30/2017

Name of Applicant: NORWOOD HOMEOWNERS ASSOCIATION

Meeting Date: 7/13/2017

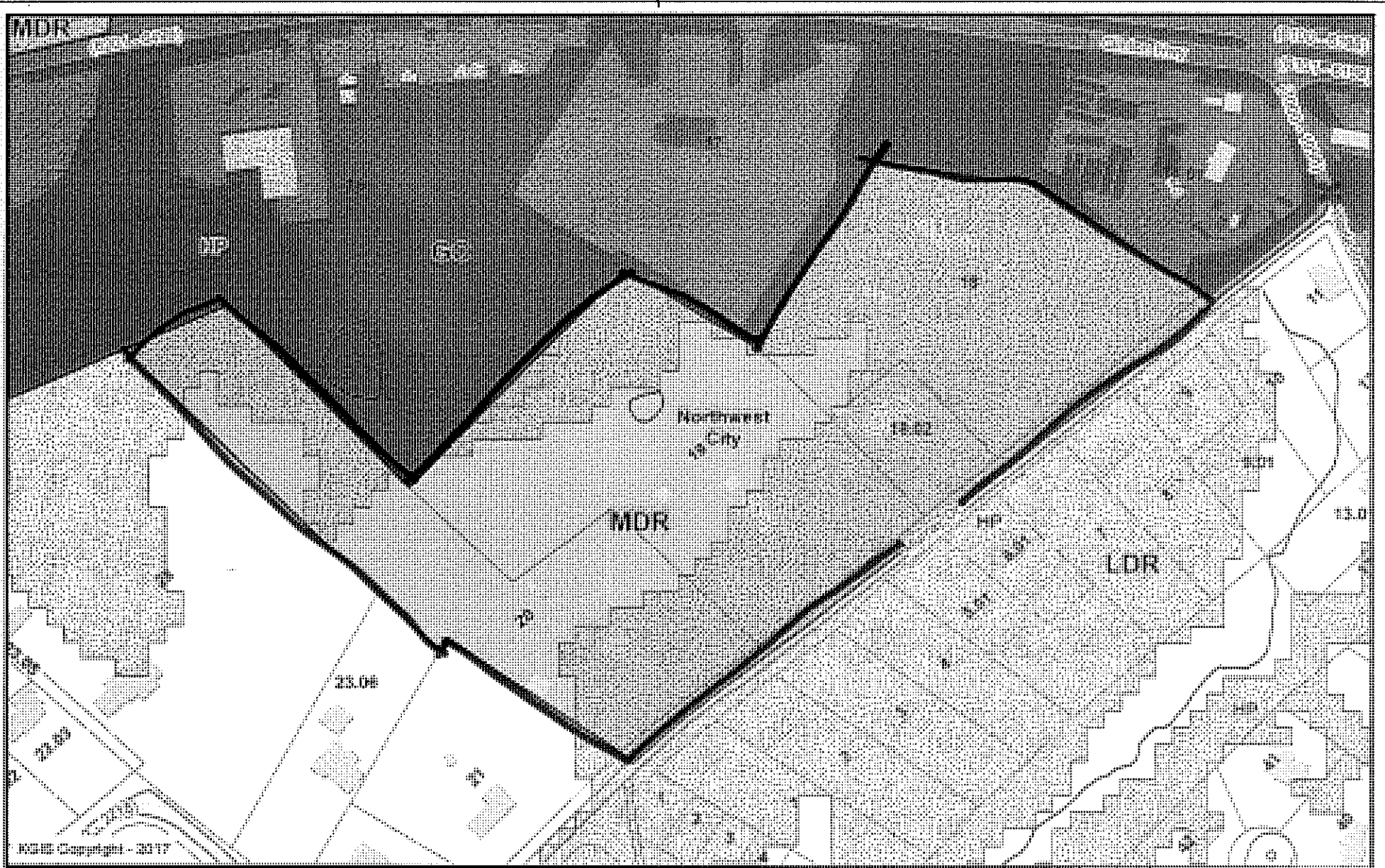
Application Accepted By: Michael Brusseau

Rezoning File Number:

Plan Amendment File Number: 7-J-17-SP

<p align="center">PROPERTY INFORMATION</p> <p>Street Address:</p> <p>General Location: Northwest side Murray Dr., southwest of Clinton Hwy.</p> <p>Tract Size: 13.2 acres</p> <p>Parcel ID: 68 P A 018,01802,019&020</p> <p>Existing Land Use: Residential</p> <p>Planning Sector: Northwest City</p> <p>Growth Plan: Urban Growth Area (Inside City Limits)</p> <p>Census Tract(s): 48</p> <p>Traffic Zone(s): 210</p> <p>Jurisdiction: City Council District 3</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912</p> <p>Telephone: 865-688-3136 Fax:</p> <p>Email: lredmon865@gmail.com</p>
<p align="center">APPROVAL REQUESTED</p> <p align="center">Rezoning</p> <p align="center">Plan Amendment</p> <p>Type: Northwest City Sector Plan Amendment</p> <p>FROM: MDR (Medium Density Residential)</p> <p>TO: LDR (Low Density Residential)</p>	<p align="center">APPLICATION CORRESPONDENCE</p> <p><i>All correspondence relating to this application should be sent to:</i></p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912</p> <p>Telephone: 865-688-3136 Fax:</p> <p>Email: lredmon865@gmail.com</p>
<p align="center">PROPOSED USE OF PROPERTY</p> <p>No proposed change</p> <p>Density Proposed:</p> <p>Previous Rezoning Requests:</p>	<p align="center">APPLICATION AUTHORIZATION</p> <p><i>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</i></p> <p>Signature: _____</p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912</p> <p>Telephone: 865-688-3136 Fax:</p> <p>Email: lredmon865@gmail.com</p>

SP



Letter Landscape

Printed: 6/5/2017 at 2:28:16 PM

Knoxville - Knox County - KUB Geographic Information System



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REZONING

PLAN AMENDMENT

Name of Applicant: Norwood Homeowners Association / LYNN Redmon

Date Filed: May 30, 2017 Meeting Date: July 13, 2017

Application Accepted by: _____

Fee Amount: _____ File Number: ^{3 Plan Amendment} Rezoning 7-J-17-SF

Fee Amount: _____ File Number: ^{one Year} Plan Amendment 7-F-17-PA

PROPERTY INFORMATION

Address: _____

General Location: MURRAY ROAD NEAR CLWTON Highway 068 PA

Parcel ID Number(s): 18, 18.02, 19 + 20

Tract Size: _____

Existing Land Use: _____

Planning Sector: _____

Growth Policy Plan: _____

Census Tract: _____

Traffic Zone: _____

Jurisdiction: City Council _____ District County Commission _____ District

Requested Change REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan NW city Sector Plan

FROM: MDR

TO: LDR

PROPOSED USE OF PROPERTY

Water shed - JARD

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

W, S - KUB

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: PLEASE see attachment

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: LYNN Redmon

Company: Norwood Homeowners Assoc.

Address: 5246 OAKHILL DRIVE

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865-688-3136

Fax: _____

E-mail: Lredmon865@gmail.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT Name: PLEASE see attachment

Company: _____

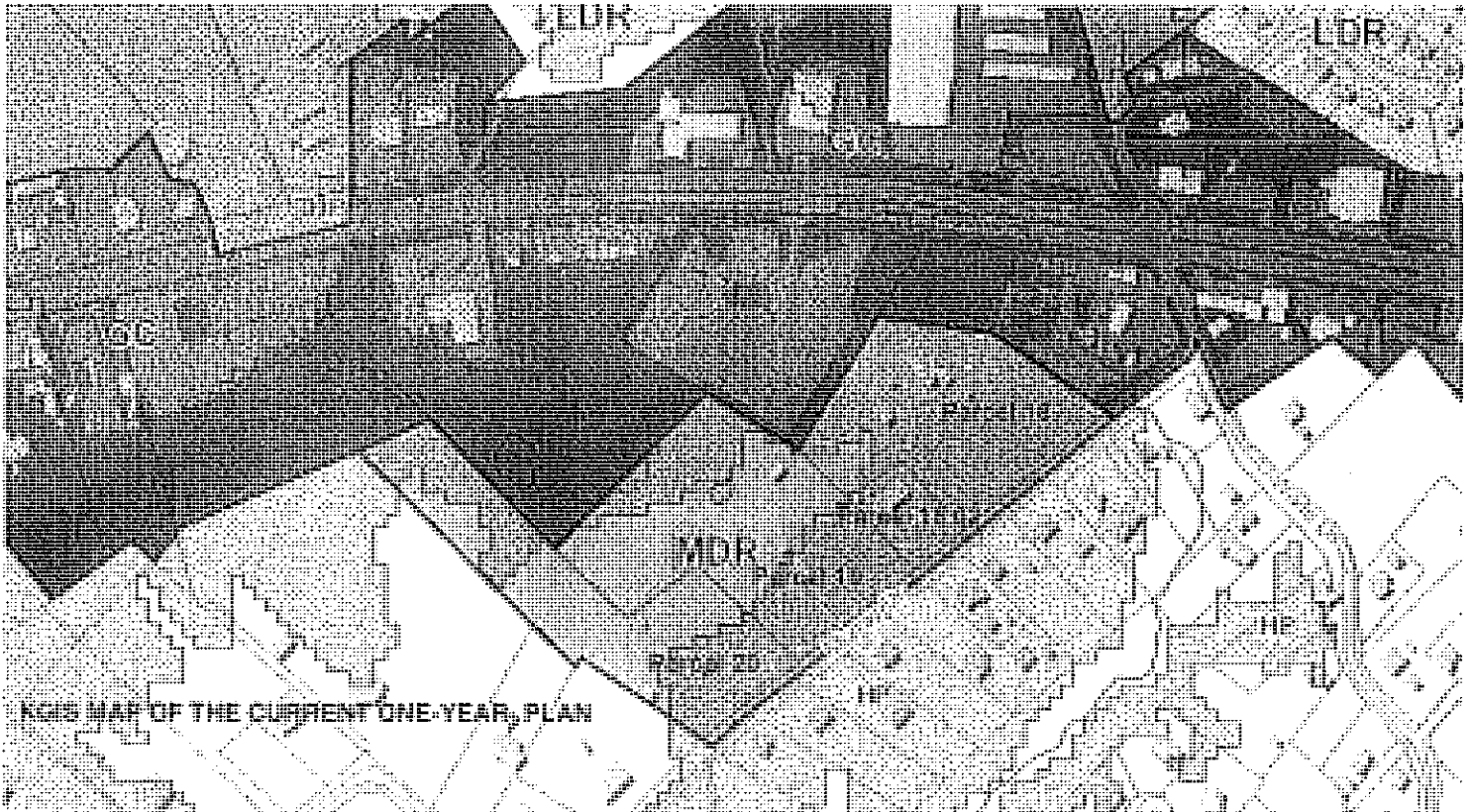
Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Requested change #1 to the current One-Year-Plan - Change the MDR on Murray Road back to LDR as it has been for many years under the Former One-Year-Plan

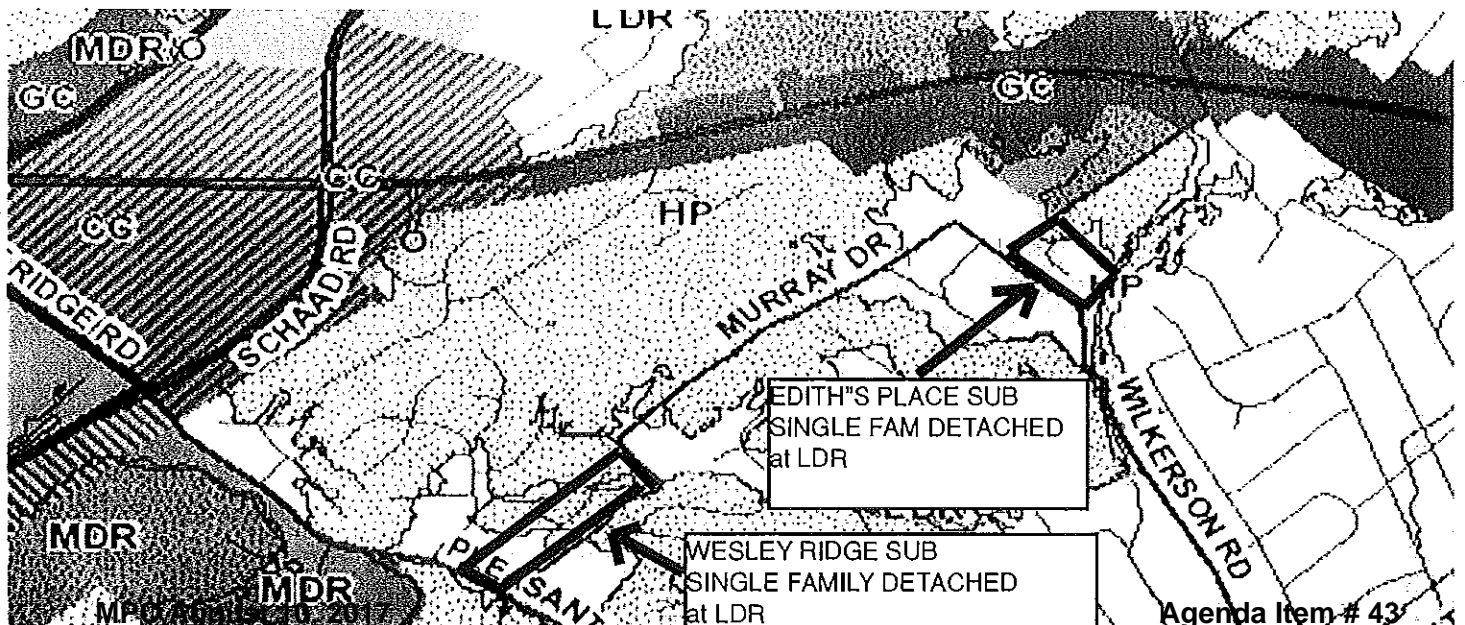


The four parcels on Murray Road have been LDR for many, many years until the 2016 Sector Plan update when they suddenly were changed to MDR.

- Parcel 18 - 1203 Murray Road
- Parcel 18.02 - 2111 Murray Road
- Parcel 19 - 1231 Murray Road
- Parcel 20 - 1317 Murray Road.

This change lowers the standard for all the existing property on Murray Road. It devalues all the property along Murray.

The existing Murray Road corridor is prime vacant property and the highest and best use for all the property is single family detached at LDR. Recent developments include Edith's Place subdivision of single family detached houses at LDR and Wesley Ridge Subdivision of single family detached houses at LDR.



1. This is the worst place possible for a MDR development.

- A. The isolation of these 4 parcels GUARANTEES the every resident must have a car. There is nothing nearby that is walkable. No grocery stores, no recreation, no library is accessible without riding a bus from Clinton Highway. A simple trip to the grocery store evolves a two-way bus ride. Elderly and handicapped residents will be trapped in their apartments with limited access to basic needs. With the current emphasis of walkability this is the wrong place to allow MDR.
- B. The Murray Road corridor contains several hundred acres of mostly vacant land. As this land develops, single family detached is the best use. To allow MDR on these four parcels devalues the remaining acreage and may create a race to the bottom for future development.
- C. No resident of Murray Road - to my knowledge - has ever requested MDR for their property. Certainly the owners of the 4 parcels did not know in 2016 that their property was going to be reclassified in the One-Year Plan update - none were ever directly notified.

At one time the property that is now the Edith's place LDR subdivision was classified MDR. On two different occasions - in 1995 and 2005 - developers tried to do MDR developments. Both were turned down by City Council, were turned down by local courts and were turned down by the Tennessee Court of Appeals.

After the second Tennessee Court of Appeals decision, MPC staff changed the classification from MDR to the current LDR in their One-Year-Plan update.

I am asking MPC staff and Commissioners to do the same with the 4 MDR parcels on Murray Road.

Sincerely,

Lynn Redmon, President, The Norwood Homeowners Association
5246 Oakhill Drive
Knoxville, TN 37912
865-688-3136
lredmon865@gmail.com



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-F-17-PA (REVISED) **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 7/13/2017 **AGENDA DATE:** 8/10/2017
 ▶ **APPLICANT:** MPC
 OWNER(S):

TAX ID NUMBER: 68 P A 018,01802,019&020 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS:

▶ **LOCATION:** Northwest side Murray Dr., southwest of Clinton Hwy.
 ▶ **APPX. SIZE OF TRACT:** 13.2 acres
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Murray Dr., a local street with 19' of pavement width within 40' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / R-1 (Low Density Residential)
 ▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)
 ▶ **EXISTING LAND USE:** Residential
 ▶ **PROPOSED USE:** No proposed change
 EXTENSION OF PLAN DESIGNATION: No
 HISTORY OF REQUESTS: None noted
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Clinton Highway, Commercial, GC (General Commercial)
 South: Murray Drive, Single Family Residential, GC (General Commercial)
 East: Murray Drive, Single Family Residential, GC (General Commercial)
 West:
 NEIGHBORHOOD CONTEXT The property is located between businesses to the north and west along Clinton Highway and single-family residential to the south and east.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE LDR (Low Density Residential) One-Year Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.**
 This tract is 13.2 acres and is located on the northwest side of Murray Drive, southwest of Clinton Highway. The area was changed from LDR (Low Density Residential) to MDR (Medium Density Residential) during the update of the 2015 Northwest City Sector Plan. The 2016 One Year Plan update incorporated the

recommendations of the 2015 Northwest City Sector Plan and as a result both plans have the same MDR designation for this tract of land.

Parcel 068PA018 has both a MDR (Medium Density Residential) and GC (General Commercial) land use designation. The GC (General Commercial) is recommended to remain and the MDR (Medium Density Residential) portion is recommended to be changed to LDR (Low Density Residential).

During the sector plan update, staff analyzed the Northwest City Sector planning boundary for potential MDR (Medium Density Residential) areas and this tract was identified due to its development pattern and proximity to the community commercial node intersection of Schaad Road, Callahan Road, and Clinton Highway.

However, road widening along Murray Drive and intersection improvements at Murray Drive and Clinton Highway would be needed to handle the housing density associated with MDR (Medium Density Residential). In addition, the topographic change in elevation from this tract to the community commercial node makes any future pedestrian connection difficult. There is no bus service that serves this area directly and the remoteness would make people reliant on automobile transportation. In addition, the sector plan recommends a park in this area, but is not listed in the 15 Year Plan section because the limited park funding availability, this was not a high priority park recommendation.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

AN ERROR IN THE PLAN: There was an error in the plan. The One Year Plan did not take into full account the limits of Murray Road and that there are no scheduled future improvements to be made to it. In addition, the plan did not take into full account the topographic differences from the nearby community commercial node. All these factors, illustrate how the designated land use should have remained LDR (Low Density Residential). The One Year Plan designated this area as MDR (Medium Density Residential) because of its proximity to the nearby community commercial node and because it is a large undeveloped tract.

SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA: In order to accommodate MDR (Medium Density Residential) densities road improvements would be needed. There are no transportation improvements scheduled that could accommodate these densities in this area. There are public water and sewer utilities are available to serve the site.

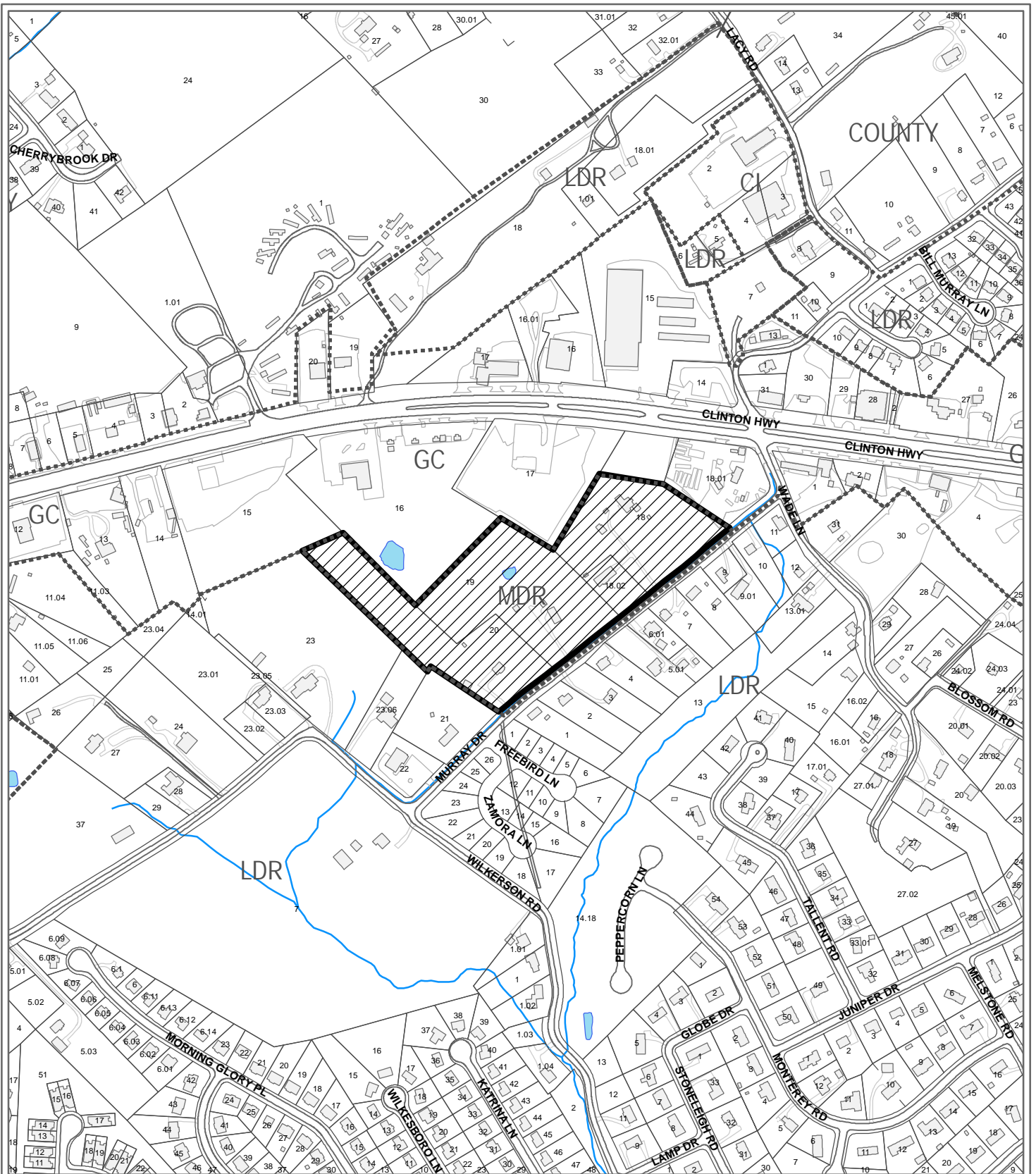
A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN : No change in public policy directly impacts this plan amendment.

NEW TRENDS OR NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2017 and 9/26/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-F-17-PA
KNOXVILLE ONE YEAR PLAN AMENDMENT**

From: MDR (Medium Density Residential)

To: LDR (Low Density Residential)

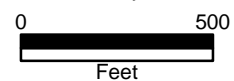


Petitioner: Norwood Homeowners Association

Map No: 68

Jurisdiction: City

Original Print Date: 6/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





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

[MPC Comment] Agenda number 7-17-SP

1 message

Kathy Ball <kbthepb@gmail.com>

Sun, Jul 30, 2017 at 8:26 PM

Reply-To: kbthepb@gmail.com

To: commission@knoxmpc.org

It has come to my attention that 4 parcels on Murray Road are being zoned as MDR. This is unacceptable to me, a 35 year resident of nearby 1400 Murray Drive. Please change the zoning back to the original LDR as the roads here are unable to accept any more traffic. Murray Drive is very narrow, curvy, and dangerous, as is the adjacent nearby Wilkerson Road. And getting onto Clinton Highway at Murray Drive is extremely treacherous, especially if trying to make a left hand turn. There is no safe way to exit this neighborhood. More traffic would just exaggerate this safety issue.

Thank you for reconsidering this matter.

Kathy Ball
1400 Murray Drive
Knoxville, TN 37912

Kathy E Ball
865- 789-5522

"Education is not the filling of a bucket but the lighting of a fire."
William Butler Yeats

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This message was directed to commission@knoxmpc.org



[MPC Comment] Fwd: 7-J-17-SP Sector Plan & 7-F-17-P A One Year Plan Proposed Changes

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
Reply-To: mike.brusseau@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Fri, Jul 14, 2017 at 1:25 PM

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

From: Sam Tate <state@koellamoore.com>
Date: Thu, Jul 13, 2017 at 3:33 PM
Subject: 7-J-17-SP Sector Plan & 7-F-17-PA One Year Plan Proposed Changes
To: Michael Brusseau <michael.brusseau@knoxmpc.org>, Jeff Archer <jeff.archer@knoxmpc.org>
Cc: James Roberson <jroberson@koellamoore.com>, "Steve and Delores Mahan (tootmater@knology.net)" <tootmater@knology.net>

Michael and Jeff,

I represent the property owners of parcels 18 and 18.01, at the corner of Clinton Hwy and Murray Drive, which is the subject of a Sector Plan Amendment and One Year Plan Amendment and wish to voice my opposition to the proposed changes. My opposition is upon the following basis:

1. Thoughtful zoning and planning should take into consideration typical requirements for today's commercial developments. Insufficient depth of commercial zoning limits the development and re-development of commercial corridors, since the design standards of most commercial users requires minimum depth of 250' – 300'. If those users cannot get the depth, they move on to other locations or other communities where they can find it. This leaves us with older buildings or un-used properties, which are undesirable. Therefore, the depth of the commercial portion of Parcel 18 on the One Year Plan should not be less than is shown on the current C-4 zoning for the property. In fact, thoughtful planning would allow greater depth (from 230' to 300') on the Sector Plan and One Year Plan to accommodate a grading plan to deal with topographic changes.
2. MDR should be maintained on the sector plan as a transitional zone between the commercial properties on Clinton Hwy and the lower density residential which is further down Murray Drive. This is a proper use of transitional zoning and should be maintained as such.
3. Most of the commercial zoning on each side of Clinton Highway goes much deeper than it does on Parcel 18 and 18.01. It is unreasonable to think that LDR uses will want to be tucked back into a pocket of commercial zoning. The property immediately to the west of the subject property has commercial zoning which extends 480' in depth from Clinton Hwy. And the property just to the west of that tract has commercial zoning which extends 670' deep from the highway. Planning which projects future LDR uses so close to the highway does not take into account what is needed in terms of quality commercial development along the highway and tries to force a LDR use upon a property for which there is no market.

Thank you for taking these matters into consideration.

Sam Tate, CCIM

Broker

NAI Koella | RM Moore

10101 Sherrill Blvd

Knoxville, TN 37932

[865 777 3035](tel:8657773035) Direct

[865 777 3049](tel:8657773049) Fax

[865 806 6517](tel:8658066517) Cell

state@koellamoore.com

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda number 7-17-SP

1 message

'Connie Holland' via Commission <commission@knoxmpc.org>

Thu, Jul 27, 2017 at 11:22 PM

Reply-To: tigger37912@yahoo.com

To: commission@knoxmpc.org

To whom it may concern,

I live at 2234 Murray Dr. I am asking that you change the property relating to agenda number 7-17-SP from medium density to low density. The traffic on Murray has increased greatly and there are many places on that road that only one car can pass at a time. Also trying to turn left or right off Murray onto Pleasant Ridge is absolutely dangerous! This is related to traffic and speed! God help you if you do the speed limit. Also hard to get on Clinton Highway from Murray.

Turning right is not so bad but turning left is a hazard! I really don't see how Murray can handle the additional traffic if an apartment complex is added.

I have been staying with my mom (due to illness) on McClain and we are boxed in with apartments! Hate to say it but they have caused nothing but trouble! Drugs, shootings and generalized crime have increased in the area.

In the neighborhood people are complaining of an increase in wild animals! Raccoons, opossums, and coyotes have been seen with increasing frequency. I'm not complaining but we've got to share this area with them and we continue to take their habitat. Enough is enough! We need some actual green spots left in the area!

There is a new subdivision going in on the corner of Murray and Wilkerson! They've worked on the area almost a year doing nothing but destroying habitat space and moving dirt! If and when that ground ever settles, there's going to be some real issues.

The other issue is with all the subsidized apartments, what happens to our property values? They go down and tax revenue goes down.

I wish I had all the money in the world to buy all the undeveloped land in Knoxville! I would leave it as is. We need some green left in this world. Just as in people, there is a time to stop growing! This should also happen in this area!

Thank you for the opportunity to express my thoughts! Please change the density relating to this agenda item from medium density to low density.

Sincerely,

Connie Holland

Sent from my iPhone

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Re: Norwood Amendment

Jeff Archer <jeff.archer@knoxmpc.org> Wed, Jul 19, 2017 at 10:08 AM
To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
Cc: Amy Brooks <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, Mike Brusseau <mike.brusseau@knoxmpc.org>

Thank you for the feedback. I have attached the letter that was sent to the following property owners this morning.

Property located at 1203 Murray Drive
HUGHES GROVER C & MARGERY M
1211 MURRAY DR
KNOXVILLE, TN 37912

Property located at 1211 Murray Drive
MAHAN STEVEN & DELORES
1211 MURRAY DR.
KNOXVILLE, TN 37912

Property located at 1231 Murray Drive
J & J PROPERTIES LLC
6226 CLINTON HWY
KNOXVILLE, TN 37912

Property located at 1317 Murray Drive
BALL S B & WILLIE J
1317 MURRAY DR.
KNOXVILLE, TN 37912

Thank you,
Jeff

On Wed, Jul 19, 2017 at 8:58 AM, Dan Kelly <dan.kelly@knoxmpc.org> wrote:

Jeff
MPC is now the applicant. Lynn's name and the Norwood Homeowners Association have been taken off of the application.

Dan

On Wed, Jul 19, 2017 at 8:39 AM, Amy Brooks <amy.brooks@knoxtrans.org> wrote:
I have no additional edits to provide.

Amy

On Tue, Jul 18, 2017 at 5:22 PM, Gerald Green <gerald.green@knoxmpc.org> wrote:
Made a couple small edits (attached). Otherwise looks good.

Thanks,
Gerald

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

865.215.3758
gerald.green@knoxmpc.org

On Tue, Jul 18, 2017 at 1:54 PM, Jeff Archer <jeff.archer@knoxmpc.org> wrote:

At the request of Dan, I have drafted a letter to be sent to the property owners of Murray Drive. Please review this draft letter (attached) and let me know if you have any recommended changes. In talking this over with Dan, we would like to get this out this week, so if you can provide me your edits by Thursday that would be great.

Thank you,
Jeff

--

Jeff Archer, AICP
Principal Planner
Knoxville / Knox Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902
[\(865\) 215-3821](tel:8652153821)

--

Amy Brooks, AICP
Integrated Planning Manager

[\(865\) 215-4001](tel:8652154001)


<http://knoxmobility.org> | www.knoxmpc.org

--

Dan Kelly
MPC, Deputy Director / Development Services Manager
[\(865\) 215-2500](tel:8652152500)

--

Jeff Archer, AICP
Principal Planner
Knoxville / Knox Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902
[\(865\) 215-3821](tel:8652153821)

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433K



July 19, 2017

Dear property owner,

The Metropolitan Planning Commission (MPC) received two applications (File #7-F-17-PA and 7-J-17-SP) made by the Norwood Homeowners Association to amend the proposed land use maps within both the City of Knoxville One Year Plan and the Northwest City Sector Plan. This application involves four properties, including yours, located on the north side of Murray Road (Parcel #'s: 068PA020, 068PA019, 068PA01802, and 068PA018 or Address #'s: 1203, 1211, 1231, and 1317 Murray Drive.) The application was first heard at the July 13th at the Metropolitan Planning Commission's (MPC) monthly meeting, the Commission voted to postpone the application until all impacted property owners were sent a letter, notifying them of this pending decision.

The applicant, Mr. Lynn Redmond, spokesman for the Norwood Homeowners Association is proposing to change the land use map of the One Year Plan and Northwest City Sector Plan from (Medium Density Residential) to LDR (Low Density Residential). This application addresses a concern he raised during the 2017 Knoxville One Year Plan adoption process.

Mr. Redmond has stated that Murray Drive is narrow and winding and inadequate to support the traffic that would be generated by multi-family housing. Additionally, he has stated that the existing development in the immediate area is limited to detached single family dwellings. It is his belief that MDR (Medium Density Residential) uses would be out of character with the existing development and would negatively impact the area. As a result, he has stated that changing the designation of the affected properties to MDR (Medium Density Residential) was a mistake and the One Year Plan and the Northwest City Sector plan should be amended to return the properties in question back to LDR (Low Density Residential).

This proposed change does not alter your current zoning of your property, which is R-1 (Low Density Residential). It would only affect you-if you wanted to rezone your property in the future. MPC uses these plans to guide zoning decisions. Your current zoning is appropriate for an area designated LDR. Amending the plans as requested by Mr. Redmond would bring the plans and zoning into conformity.

The difference between LDR (Low Density Residential) and MDR (Medium Density Residential) is in the residential density allowed. For instance, LDR (Low Density Residential) allows up to 6 dwelling units per acre, typically single family detached and condominiums. MDR (Medium Density Residential) allows 6-24 dwelling units per acre, typically including attached houses and apartments.

On August 10, 2017 at 1:30 PM in the Large Assembly Room of the City County Building the Metropolitan Planning Commission will consider an amendment to the Knoxville One Year Plan and the Northwest City Sector Plan that would change the designation of your property from MDR (Medium Density Residential) to LDR (Low Density Residential). This is a public hearing at which anyone interested in this matter has the right to express their opinion to the MPC. The applicant is now the MPC and not Mr. Redmond of the Norwood Homeowners Association.

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Should you have further questions regarding this matter, please feel free to contact me at (865) 215-3821 or jeff.archer@knoxmpc.org.

Sincerely,

Jeff Archer, AICP
Principal Planner

PLAN AMENDMENT

Date Filed: 5/30/2017

Name of Applicant: NORWOOD HOMEOWNERS ASSOCIATION

Meeting Date: 7/13/2017

Application Accepted By: Michael Brusseau

Rezoning File Number:

Plan Amendment File Number: 7-F-17-PA

<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Street Address:</p> <p>General Location: Northwest side Murray Dr., southwest of Clinton Hwy.</p> <p>Tract Size: 13.2 acres</p> <p>Parcel ID: 68 P A 018,01802,019&020</p> <p>Existing Land Use: Residential</p> <p>Planning Sector: Northwest City</p> <p>Growth Plan: Urban Growth Area (Inside City Limits)</p> <p>Census Tract(s): 48</p> <p>Traffic Zone(s): 210</p> <p>Jurisdiction: City Council District 3</p>	<p style="text-align: center;">PROPERTY OWNER/OPTION HOLDER</p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912 Telephone: 865-688-3136 Fax: Email: lredmon865@gmail.com</p>
<p style="text-align: center;">APPROVAL REQUESTED</p> <p style="text-align: center;">Rezoning</p> <p style="text-align: center;">Plan Amendment</p> <p>Type: One Year Plan Amendment</p> <p>FROM: MDR (Medium Density Residential)</p> <p>TO: LDR (Low Density Residential)</p>	<p style="text-align: center;">APPLICATION CORRESPONDENCE</p> <p><i>All correspondence relating to this application should be sent to:</i></p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912 Telephone: 865-688-3136 Fax: Email: lredmon865@gmail.com</p>
<p style="text-align: center;">PROPOSED USE OF PROPERTY</p> <p>No proposed change</p> <p>Density Proposed:</p> <p>Previous Rezoning Requests:</p>	<p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p><i>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</i></p> <p>Signature: _____</p> <p>Norwood Homeowners Association</p> <p>5246 Oakhill Dr Knoxville, TN 37912 Telephone: 865-688-3136 Fax: Email: lredmon865@gmail.com</p>

REZONING

PLAN AMENDMENT

Name of Applicant: Norwood Homeowners Association / Lynn Redmon

Date Filed: May 30, 2017 Meeting Date: JULY 13, 2017

Application Accepted by: _____

Fee Amount: _____ File Number: ^{Plan Amendment} Rezoning 7-J-17-SP

Fee Amount: _____ File Number: ^{One Year} Plan Amendment 7-F-17-PA

PROPERTY INFORMATION

Address: _____

General Location: MURRAY ROAD
NEAR CLINTON HIGHWAY
068 PA

Parcel ID Number(s): 18, 18.02, 19
+ 20

Tract Size: _____

Existing Land Use: _____

Planning Sector: _____

Growth Policy Plan: _____

Census Tract: _____

Traffic Zone: _____

Jurisdiction: City Council _____ District
 County Commission _____ District

See Attached MAP

Requested Change REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan NW city Sector Plan

FROM: MDR

TO: LDR

PROPOSED USE OF PROPERTY

Water Shed
Third

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____
W, S - KUB

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

PLEASE SEE ATTACHMENT

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: LYNN Redmon

Company: Norwood Homeowners Assoc.

Address: 5246 OAK HILL DRIVE

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865-688-3136

Fax: _____

E-mail: Lredmon865@gmail.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT
Name: _____

Company: _____

Address: _____

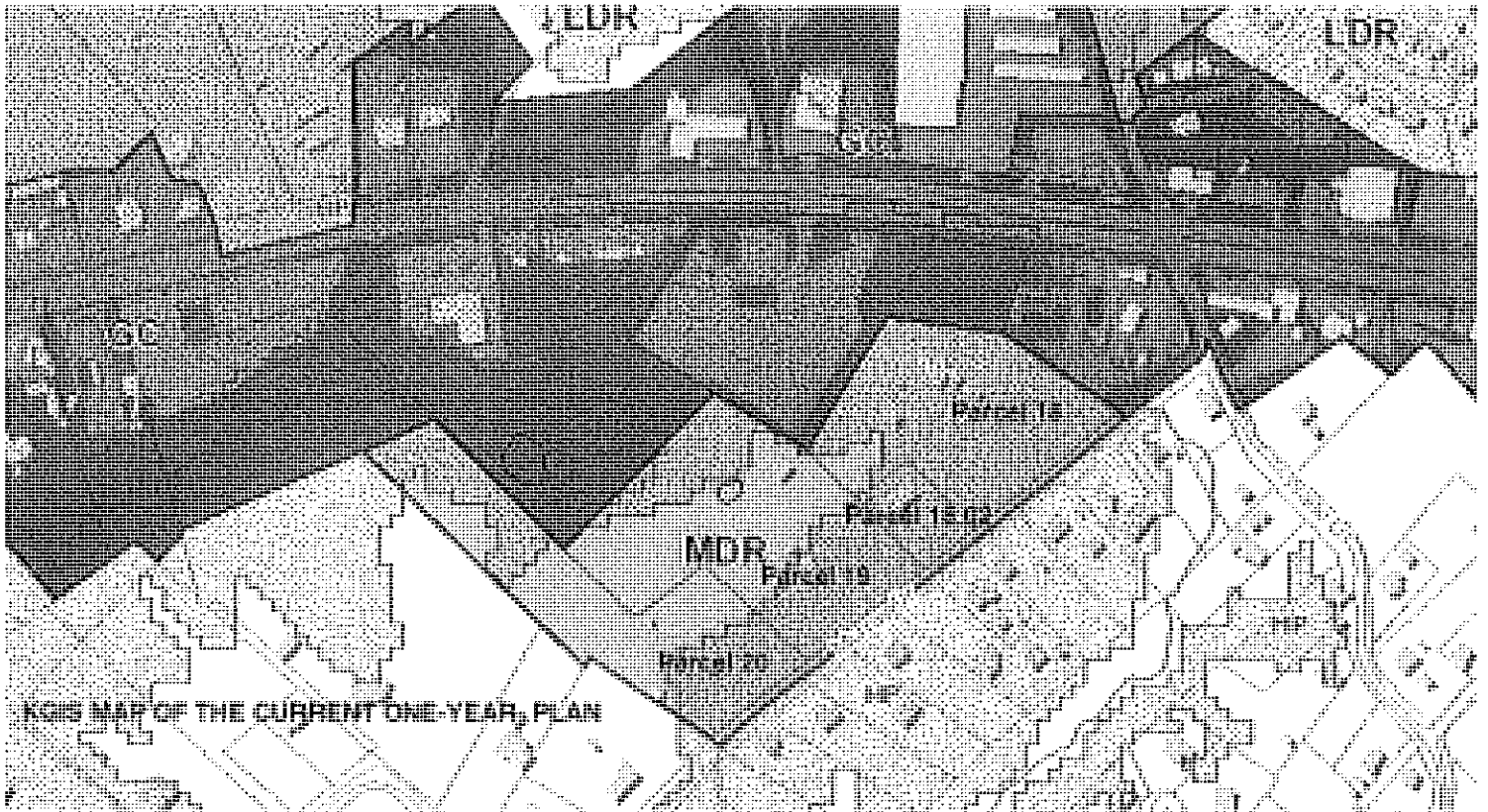
City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

PLEASE SEE ATTACHMENT

Requested change #1 to the current One-Year-Plan - Change the MDR on Murray Road back to LDR as it has been for many years under the Former One-Year-Plan

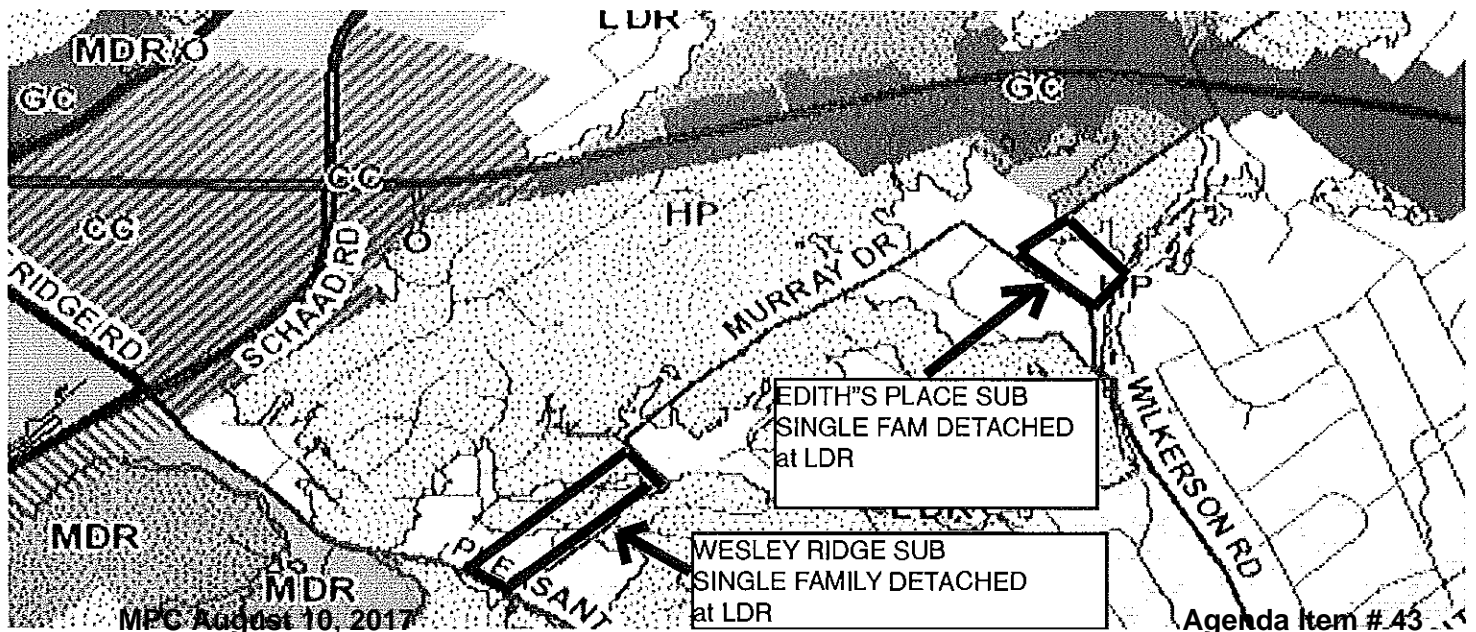


The four parcels on Murray Road have been LDR for many, many years until the 2016 Sector Plan update when they suddenly were changed to MDR.

- Parcel 18 - 1203 Murray Road
- Parcel 18.02 - 2111 Murray Road
- Parcel 19 - 1231 Murray Road
- Parcel 20 - 1317 Murray Road.

This change lowers the standard for all the existing property on Murray Road. It devalues all the property along Murray.

The existing Murray Road corridor is prime vacant property and the highest and best use for all the property is single family detached at LDR. Recent developments include Edith's Place subdivision of single family detached houses at LDR and Wesley Ridge Subdivision of single family detached houses at LDR.



1. This is the worst place possible for a MDR development.

- A. The isolation of these 4 parcels GUARANTEES the every resident must have a car. There is nothing nearby that is walkable. No grocery stores, no recreation, no library is accessible without riding a bus from Clinton Highway. A simple trip to the grocery store evolves a two-way bus ride. Elderly and handicapped residents will be trapped in their apartments with limited access to basic needs. With the current emphasis of walkability this is the wrong place to allow MDR.
- B. The Murray Road corridor contains several hundred acres of mostly vacant land. As this land develops, single family detached is the best use. To allow MDR on these four parcels devalues the remaining acreage and may create a race to the bottom for future development.
- C. No resident of Murray Road - to my knowledge - has ever requested MDR for their property. Certainly the owners of the 4 parcels did not know in 2016 that their property was going to be reclassified in the One-Year Plan update - none were ever directly notified.

At one time the property that is now the Edith's place LDR subdivision was classified MDR. On two different occasions - in 1995 and 2005 - developers tried to do MDR developments. Both were turned down by City Council, were turned down by local courts and were turned down by the Tennessee Court of Appeals.

After the second Tennessee Court of Appeals decision, MPC staff changed the classification from MDR to the current LDR in their One-Year-Plan update.

I am asking MPC staff and Commissioners to do the same with the 4 MDR parcels on Murray Road.

Sincerely,

Lynn Redmon, President, The Norwood Homeowners Association
5246 Oakhill Drive
Knoxville, TN 37912
865-688-3136
lredmon865@gmail.com