



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

[MPC Comment] AGENDA NO. 7-17-SP MURRAY RD. DENSITY

1 message

Darlene Love <freitalove1625@comcast.net>

Fri, Aug 4, 2017 at 1:09 PM

Reply-To: freitalove1625@comcast.net

To: "MPC COMMISSIONERS," <commission@knoxmpc.org>

I am a home owner in the City of Knoxville and live at 1625 Murray. I understand that you are considering changing the density for these 4 parcels to medium, which would allow apartments.

Murray Rd. already has a subdivision being developed just up the street at corner of Wilkerson and Murray which will enter/exit on to Murray and these parcels would have to enter/exit on Murray. Also, traffic from Pleasant Ridge Rd. cuts through on Murray to Clinton Hwy.

For residents who live on Murray, this is already dangerous just trying to get out of our driveway; therefore I am asking you to please consider my request to make this location, Agenda No.7-17-SP, low density.

Thank you for your consideration of my request.

Darlene Love

freitalove1625@comcast.net

Phone (865) 219-9694

--

This message was directed to commission@knoxmpc.org

AUG 7 2017

To MPC.

I am a resident on Murray Dr. 37912. I'm writing to request your vote on property mentioned in (Agenda 7.17.SP.)

reverting back to low density. Please consider this since our road can't handle more traffic. it's dangerous now you can barely pass a car and a truck or school bus is near impossible. So I ask you to vote for low density.

Thank you
Nadean Kerr



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

[MPC Comment] Approval of LDR designation on Murray Drive (7-J-17-SP)

1 message

'Pat Penn' via Commission <commission@knoxmpc.org>
Reply-To: sanduski03@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Aug 7, 2017 at 3:45 PM

To MPC Commissioners:

At the July 13 MPC meeting it was on the agenda to recommend that City Council APPROVE LDR designation to four parcels of land on Murray Drive, at the request of the Norwood Homeowners Association. Agenda (7-17-SP) However, an owner of two parcels of that land objected to the change, thus postponing the request to the August meeting.

As a Norwood homeowner, and long time resident of this area (22 years), I am asking that you proceed with the recommendation to designate these parcels LDR. There is one significant, critical and outstanding reason to do this: Murray Drive !

Last year, when the development of Edith's Place (with 26 homes) on Murray Drive was being considered, you heard the concerns of the local homeowners, and the primary concern was more traffic on Murray Drive. Since that time, brush has been cleared directly beside Murray Drive, and double yellow lines were painted in the middle of the road. These were improvements, but DID NOT widen the road...it is still narrow and challenging when two cars are passing each other in opposite directions, and especially dangerous when it is a truck or a schoolbus in the other lane. Also, there are the issues of the difficult turn onto Clinton Highway from Murray Drive, and the one particular very narrow area of Wilkerson Road in the other direction.

The addition of ANY more residences will only make a bad situation worse, and certainly allowing the possible addition of the amount of residences that could result from MDR designation would be disasterous. (Even with an LDR designation the amount of homes that could be built on 13 acres will cause serious traffic concerns.)

Thank you for your time in reading this email, and for your thoughtful consideration in this matter.

Sincerely,

Pat Pennebaker
2412 Monterey Road
Knoxville, TN 37912

--

This message was directed to commission@knoxmpc.org

The Norwood Homeowners Association, Lynn Redmon, President, 5246 Oakhill Drive, Knoxville TN, 37912, (865) 688-3136, Lredmon865@gmail.com

Tuesday, August 8, 2017

RE: **Agenda Item 7-J-17-SP** - Report to MPC on neighborhood activity on Murray Road

TO: To all Commissioners of MPC

This item was postponed at the July 2017 MPC meeting when Stephen Mahan, a property owner on Murray Road objected to the proposed change in the One-Year-Plan from the current MDR back to the previous LDR designation.

The Norwood Homeowners Association called a meeting of all residents of Murray Road and nearby Wilkerson Road to discuss the issue.

Postcard invitations were mailed to all identifiable residents of this area to attend this meeting. A postcard was mailed to the address of Stephen Mahan. In addition a message was left on Mr. Mahan's telephone inviting him to the meeting. He did not attend.

The meeting was held on Thursday, July 27, 2017 at the Still Waters Baptist Church, 1357 Murray Road. There were 13 area residents in attendance – all of them property owners.

All area residents present were opposed to MDR on the Murray Road property. All signed a petition asking you, the MPC Commissioners, to make the change to LRD. No one signed the other petition asking for MDR.

Sincerely,

Lynn Redmon



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

[MPC Comment] Murray Dr. Zoining

M

maemoody09@comcast.net M E MP P MP

M M E MP P

N

P M E M M M R M P N

P P M M M N

R P M M M M P R N P P

OMMP P M M

P P M M M M M

O M M M R P P M P M M O N M M M P

O M P P P M I P M P M N

P P PO

J M P RM PM P MPM M P M P O R M R M

N M M M HP P MP P P M

HR P M O P P P M M P M MN M

M P M N P P M

M O M O M M P P M P M P P M

PMPR

OM M M M

M

O M RM P P



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

--

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-PA 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

--

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

--

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

--

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@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:(865)215-3821)

--

Amy Brooks, AICP
Integrated Planning Manager

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

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

--

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

--

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



201707190955.pdf
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