



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

[MPC Comment] Rezoning

1 message

jfuhr4221 via Commission <commission@knoxmpc.org>

Fri, Feb 3, 2017 at 4:09 PM

Reply-To: jfuhr4221@aol.com

To: commission@knoxmpc.org

Mr. Thomas,

It has been many years since we sat in my car hoping for rain to cease so that the West Hills picnic could be held. I was impressed with your concern for planned development in the region, and your view of municipal government. I am no longer president of West Hills, and don't get around as much anymore, content with assisting a non-profit in North Knoxville

But I was involved in negotiating the conditions on the property in question. They were the result of many hours of meetings between homeowners and a possible developer at the time. The community recognized the topography of much of the land was not well suited for a full build out of single family homes, but given the conditions proposed the community supported re-zoning.

What conditions have changed, which require removal of the conditions?

I do have concerns that MPC staff comment that there are no topographical issues. The land has a severe slope which carries significant flood water through the community if rain is heavy. The water flows to Ten Mile Creek, and has been seen to wash out stockade fences at times.

Beyond these comments I have been told that a developer proposes to buy 5 acres of the available 20 acres and build out condos at 122 units on the land. Those 5 acres are zoned at RP= 1 at 5.99 du/acre.

How does he build units which would total almost 25 du/acre!!!

I was unable to attend the meeting with the developer, but was told that the owner of the remaining 15 acres would not build any dwelling units, but would seek offices.

How does a builder overbuild his land because another parcel, owned by someone else will not build out their land. If a piece of land is zoned at 5.99 du/acre. That is the approved density for that parcel.

There is no meaning to zoning if developers are able to transfer densities from one parcel to another, especially if they don't own the parcel

Thank you,

Joe Fuhr

jfuhr4221@aol.com

623 Broome Rd.

865-693- 181 0

--

This message was directed to commission@knoxmpc.org