



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

[MPC Comment] Rezoning on Canton Hollow Road 7-C-17-SP & 7-G-17-RZ

1 message

'Libby Griffin' via Commission <commission@knoxmpc.org>

Sun, Jul 9, 2017 at 11:30 PM

Reply-To: libby660griffin@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Libby Griffin <libby660griffin@yahoo.com>

Reference: Rezoning on Canton Hollow Road
Victor Jernigan
Sector Plan Amendment 7-C-17-SP
Rezoning 7-G-17-RZ

July 9, 2017

Members of the Knoxville Metropolitan Planning Commission:

My name is Elizabeth Barnes Griffin – Libby - and I live at 922 Fox Road.

At my request, Dan Kelly, MPC, Deputy Director/Development Services manager ([865-215-3440](tel:865-215-3440)) sent to be by email the pdf File 201706211147 – VictorJerniganSectorPlanAmendmentRequest. The property potentially impacted by Mr. Jernigan's request appears to be Agricultural surrounded by PR 1-5 DU/AC or 1-6 DU/AC.

I am unable to find additional information about this request. There is no description of Mr. Jernigan's plans for the development of these properties and no rationale for why he wishes to supersede the current Sector Plan and zoning guidelines calling for 1-5 DU/AC and increase the DU/AC by 60% to eight.


Canton Hollow Road has been identified by Knox County as one of the most dangerous roads in the county. Reportedly, the County's plans for ameliorating the danger have not been approved and additional improvements are being considered. I am opposed to rezoning these properties to higher than 1-5 DU/AC. Increases in density mean increases in traffic and the danger on this road.

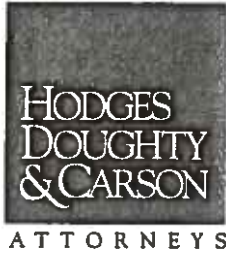
Sincerely,

Elizabeth Barnes "Libby" Griffin
922 Fox Road
Knoxville TN 27922
[865-966-3455](tel:865-966-3455)
libby660griffin@yahoo.com

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This message was directed to commission@knoxmpc.org

 201706211147.pdf
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 RICHARD L. CARSON (1912-1980)
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 DAVID E. SMITH (1930-2016)

July 10, 2017

Metropolitan Planning Commission
 Suite 403, City County Building
 400 Main Street
 Knoxville, TN 37902

Re: 7-C-17-SP Southwest County Sector Plan Amendment from LDR to MDR
 7-G-17-RZ Rezoning From A (Agricultural) to PR (Planned Residential)

Dear Commissioners:

I represent the interests of the Westland West Homeowners Association in opposition to the above-captioned file and its proposal to develop the acreage in a density of 8 du/ac.

Approval of medium density residential uses for this site would be a Spot Plan Amendment which is not legal under Tennessee law. In an area of low density residential uses this development would inappropriately alter the treatment of density for the surrounding neighborhoods. All but one of the properties in the immediate area that have access to Canton Hollow Road have a developed density of less than 5 du/ac. When taken as a whole, the density in the surrounding geographical area averages far less than 5 du/ac which is the maximum density allowed under the LDR Plan Designation. The current LDR Plan Designation is appropriate for this property and should remain. The current Sector Plan proposes LDR all along Canton Hollow Road from Kingston Pike south to Ft. Loudon Lake.

In addition, the site distance and the site availability at the entrance and exit to this property is hazardous and an increased density would increase the hazardous nature and decrease the safety factor.

Please deny the proposed requests. Thank you for your consideration and your service.

Yours very truly,

HODGES, DOUGHTY & CARSON, PLLC

Wayne A. Kline

WAK/jt
 Via electronic transmission (commission@knoxmpc.org)



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

[MPC Comment] Fwd: Canton Hollow Rezoning

2 messages

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Jul 11, 2017 at 10:51 AM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

The applicant, Mr. Jernigan, would like these emails included in the agenda package (Re: Item #52)

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

From: **Victor Jernigan** <victorj@victorjernigan.com>

Date: Mon, Jul 10, 2017 at 11:34 PM

Subject: Canton Hollow Rezoning

To: "JTavares@hdclaw.com" <JTavares@hdclaw.com>

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

Jackie,

I am happy to speak with Wayne or any person living in the Westland West neighborhood. I have attempted to speak with the immediate neighbors to the property being rezoned on Canton Hollow, but I cannot find the Westland West neighborhood on the KGIS Mapping System. I believe this HOA is comprised of several developed subdivisions along Westland Drive, west of the Pellissippi Parkway, with the intersection of Burch Cove Way being the approximate center of the "Westland West" area.

Again, please have Wayne or any other member of the HOA give me a call.

Regards,

Victor Jernigan

[865-207-9663](tel:865-207-9663)

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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:865-215-2500)
Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org

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

Tue, Jul 11, 2017 at 10:52 AM

The applicant, Mr. Jernigan, would like these emails included in the agenda package (Re: Item #52)

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

From: **Victor Jernigan** <victorj@victorjernigan.com>
Date: Mon, Jul 10, 2017 at 12:20 PM
Subject: Canton Hollow Rezoning
To: "libby660griffin@yahoo.com" <libby660griffin@yahoo.com>
Cc: Michael Brusseau <mike.brusseau@knoxmpc.org>

Libby,

I am sorry I just missed you when I called this morning. I do want to speak with you about my rezoning request on Canton Hollow Road. Please call me anytime [865-207-9663](tel:865-207-9663). Below is information which will provide some additional details, until we have the opportunity to speak.

First, I share your concerns about traffic on Canton Hollow Road, as I am also developing the land directly across Canton Hollow from this property. This section of Canton Hollow was to be improved last year as part of the Woody Road intersection improvements. Those plans were tabled and there is now a new design for all of Canton Hollow – from Kingston Pike to the river. There will be a public hearing on this new road plan on July 18th at the Farragut High Commons area. This is a general description about the road improvements from the engineering firm CDM Smith: (my edit is in black for clarity only)

The typical section of Canton Hollow will be 2-11' travel lanes, with the turn lanes added at the Woody Road intersection, and curb and gutter. We will have a 6' sidewalk on the east side throughout the project with no grass-strip, and a 12' multi-use with 2' grass strip on the west side for the majority of the project. There are a couple of locations where the path will be narrowed to 10', and the grass strip possibly eliminated. From Kingston Pike to Admiral Bend Way, there will be 6' sidewalks on both sides of Canton Hollow.

These new road improvements are designed to move Canton Hollow from one of the most dangerous roads in the County, to one of the safest in the County. It is this new plan which is the justification for my request to change the Sector Plan.

Second, the density request is unique and specific to this location. This 3.7 acres is surrounded by the Concord Mobile Home Park on 2 sides, I am involved with the land directly opposite on the west side of Canton Hollow, and both of the adjoining neighbors support this request. The mobile home park is currently zoned RB. This RB zoning does allow for the immediate grading and construction of up to 12 units per acre with no further oversight by anyone. The zoning I am requesting is for a Planned Residential zone of up to 8 units per acre. Additionally, with the PR zoning I am requesting, any future development plans must be reviewed and approved by MPC Staff and MPC Commission before any development can occur on this 3.7 acres.

Again, please call anytime.

Regards,

Victor Jernigan

[865-207-9663](tel:865-207-9663)

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Michael A. Brusseau, AICP, Senior Planner
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