



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

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**[MPC Comment] Item #40 a. and b. on June 8, 2017 MPC Agenda -- please vote "NO"**

2 messages

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Lofaro, Michael A <mlofaro@utk.edu>

Mon, Jun 5, 2017 at 7:08 PM

Reply-To: mlofaro@utk.edu

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

Dear MPC Commissioners,

We are writing to ask you to vote "no" on Item #40 (parts a. and b.) on the MPC Agenda scheduled for Thursday, June 8<sup>th</sup>.

This request from Dominion Development Group consists of two parts:

- a) An amendment of the West City Sector Plan from O to GC, and
- b) A rezoning of the 2.86 AC. Parcel from O-1 to C-3.

We have lived in the City of Knoxville for more than 40 years, downsizing and moving in 2015 into our home in the small Glen Ives subdivision off Deane Hill Drive, approximately one-half mile beyond the property in question.

In the two years we have lived here, we have seen the traffic increase significantly. Many more people now use Deane Hill Drive as an alternate to Kington Pike and I-40, and MPC has approved several subdivisions with entrances that front and/or feed into Deane Hill Drive.

We realize that the zonings of parcels around this property are some type of commercial zoning, but the attached multifamily complex as proposed by the Dominion Development Group (and any other development currently allowed under the C-3 zoning regulations) would add significantly to the traffic on Deane Hill Drive and present several safety concerns for travelers along this already busy route.

We sincerely appreciate your consideration of our request to deny both the amendment of the West City Sector plan and the rezoning of this parcel from O-1 to C-3. Thank you.

Sincerely,

Nancy and Michael Lofaro

7014 Brickton Way

Knoxville, TN 37919

Tel. (865) 546-3198

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

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**Peter Hall** <PeterH@dominiondg.com>

Wed, Jun 7, 2017 at 4:31 PM

Reply-To: peterh@dominiondg.com

To: "mlofaro@utk.edu" <mlofaro@utk.edu>

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

Dear Michael and Nancy,

I wanted to reach out and try to respond to your concerns regarding our proposed development on Deane Hill Drive. I assure you we want to be sensitive to the residents in the area and don't want to do anything that would adversely affect the neighborhood or cause a safety concern. The rezoning is only the first step of the proposed development. There will be a use on review process that will include a comprehensive traffic study done by a local engineering firm. Our hope is the property's proximity to Kingston Pike will not add more unwanted traffic on Deane Hill. Many more particulars of the development will be better addressed in that process. We are a local firm and I personally live in the Bearden area. I assure you we have nothing but good intentions and want the best for the area. Thanks again for your concern.

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Peter Hall | Dominion Development Group

[Quoted text hidden]