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[MPC Comment] MPC Meeting 6/8 - rezoning request in Choto area

2 messages

Terry Kehne <tkehne@mindspring.com>

Wed, Jun 7, 2017 at 2:30 PM

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To: herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, commission@knoxmpc.org, jtocher.mpc@gmail.com

Cc: dkdesmond@aol.com, jalman@charter.net

Dear MPC Commissioners,

I am writing to each commissioner who has provided an email address on the MPC website, as well as the general email address for the MPC. Honestly, in this day and age, I am disappointed that 2/3 of the MPC Commissioners do not provide a direct email address for accessibility.

Although I will be unable to attend the MPC meeting on June 8th due to work responsibilities, I have great concern over two items on your 6/8/17 meeting agenda and would like to express my views on those to you.

I am specifically writing to you concerning two rezoning proposals in the Choto area in District 5 - MPC File # 6-SE-17-C (Childress Property) and MPC Files # 6-A-17-RX and # 6-A-17-SP (Ball Homes). These proposals are requesting new housing density of 4.5 to 5 DU per acre. This is in direct conflict with the Knox County Planning Commission's promise per the revised SW Sector Plan to restrict the development of the Choto Peninsula area to one (1) house per acre. There has been a recent trend of allowing the construction of multiple moderate priced homes unrestricted as to lot size as seen along South Northshore Drive and along Choto Road. This has resulted in significantly increased traffic on a section of Northshore Drive that was not designed to carry that load, and this is a significant safety issue. Traffic between the traffic circle at Choto and Northshore and the traffic circle at Concord and Northshore is extremely heavy, especially during rush hours. and it gets worse with every new home in this area.

When my family relocated to the Channel Point subdivision off of Choto Road in 2004, the low population density and tranquility of the area was the main attraction. This has slowly and steadily deteriorated in the name of "progress" (growth) over my 13 years here. I understand that growth is inevitable and it is unrealistic to expect zero growth. But maintaining the housing density as promised in the SW Sector plan is a reasonable expectation. I am asking that you please honor that commitment of one house per acre when you consider these rezoning requests on June 8th.

I also want to take this opportunity to comment on the lack of representation that our area has on the MPC. Zip codes 37922 and 37923 have over 90,000 residents. Yet no Commissioners on the MPC reside in either of these zip codes. I realize that these positions are by appointment of the mayor, so we have no vehicle to elect representation for us. We are relying on you, the sitting Commissioners to look out for our interests. I ask that you please consider us, the county residents that will feel the most impact, when you consider these zoning requests. Please honor the one home per acre SW Sector Plan commitment.

Thank you for your consideration.

Warmest Regards,

Terry and Laura Kehne

12247 Channel Point Drive
Knoxville, TN 37922
[\(865\) 675-0018](tel:8656750018)

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This message was directed to commission@knoxmpc.org

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

Wed, Jun 7, 2017 at 2:38 PM

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