

June 6, 2017

MPC Board Members:

My comments apply to the proposed development MPC File No.: 6-G-17-RZ and 6-D-17-SP which are item # 41 on the agenda for the June 6, 2017 MPC Meeting. This property is located on the Southeast side of Hardin Valley Road, southeast of Steele Road, Commission District 6.

The MPC Staff recommended denying the proposed rezoning and the proposed housing density (5 du/ac) for this property. I strongly support this decision by the MPC Staff. And, request that the MPC Board votes in agreement with the MPC Staff's recommendation to deny the proposed rezoning and housing density.

The MPC Staff's reasoning is sound and is based on the current zoning and housing density (1-2 du/ac) of the property, and the Hillside and Ridgetop Protection Plan (HRPP), both of which allow a maximum of 62 houses to be built. The proposed rezoning and housing density would allow a maximum of 144 houses to be built. The property has significant slopes throughout, making a maximum of 62 houses a much better fit for the property than 144 houses. Also, the lower housing density better matches those of other neighborhoods in the surrounding area.

I would appreciate your vote to deny the proposed rezoning and housing density in support of the MPC Staff recommendation.

Sincerely,

Bob Valiga



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

[MPC Comment] MPC Agenda Item #41, June 8, 2017

1 message

VIRGIL <vrhubbard@comcast.net>

Thu, Jun 8, 2017 at 9:14 AM

Reply-To: vrhubbard@comcast.net

To: commission@knoxmpc.org

MPC Board Members:

I am writing in regards to the proposed development described in MPC File Numbers 6-G-17-RZ and 6-D-17-SP, which are Item # 41 on the agenda for the MPC meeting on June 8, 2017.

This property is located on the South side of Hardin Valley Road at the intersection of Steele Road. I understand that MPC Staff has recommended denying the proposed rezoning and the proposed housing density (5 du/ac) for this property. I strongly support this recommendation by the MPC Staff. I request that the Commission votes in favor of the MPC Staff's recommendation to deny the proposed rezoning and housing density. The MPC Staff's reasoning is sound and is based on the current zoning and housing density (1-2 du/ac) of the property, and the Hillside and Ridgetop Protection Plan (HRPP), both of which allow a maximum of 62 houses to be built. The proposed rezoning and housing density would allow a maximum of 144 houses to be built. The property has significant slopes throughout, making even a maximum of 62 houses a tight fit for the property. Also, the lower housing density better matches those of other neighborhoods in the surrounding area.

I would appreciate your vote to deny the proposed rezoning and housing density in support of the MPC Staff recommendation.

Sincerely,

Virgil Hubbard
2122 N. Campbell Station Road

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This message was directed to commission@knoxmpc.org