



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

[MPC Comment] Maddox Property, Agenda Item #39 (file #5-A-17-SP)

1 message

Justin Cullars <jhcullars@gmail.com>

Tue, May 9, 2017 at 8:46 AM

Reply-To: jhcullars@gmail.com

To: commission@knoxmpc.org

I oppose this request to rezone this property. I live adjacent to it.

Justin Cullars
4603 Beaver Ridge Rd.
Knoxville TN, 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] file no. 5-A-17-SP

1 message

Donna Ellstrom <dellstrom510@att.net>

Mon, May 8, 2017 at 9:05 AM

Reply-To: dellstrom510@att.net

To: commission@knoxmpc.org

Concerning file no. 5-A-17-SP, I urge you to not allow an exception to the sector plan that we just so recently studied and approved. This property is at the corner of Schaad Road and Oak Ridge Highway. I am a long-time resident of Kams and wish to see it remain a beautiful rural community.

Donna Ellstrom
dellstrom510@att.net
3622 Laurel Oak Lane
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Maddox Property, Agenda Item #39, MPC File #5-A-17-SP, #5-A-17-RZ

1 message

cdgreenwood via Commission <commission@knoxmpc.org>

Tue, May 9, 2017 at 6:35 AM

Reply-To: cdgreenwood@cs.com

To: commission@knoxmpc.org

Commissioners:

I am writing to oppose the request in Item #39 of the Agenda for the May 11, 2017 MPC meeting to amend the Northwest County Sector Plan from Mixed Use Special District to General Commercial for the Maddox property located at the southwest corner of Oak Ridge Highway and Schaad Road. I will unfortunately be unable to attend the MPC meeting this Thursday, so I am presenting my views here, instead, for your consideration.

Keeping this property Mixed Use Special District is more consistent with the land use designations of surrounding property

In the Sector Plan, Schaad Road north of Oak Ridge Highway is designated as Mixed Use Special District and Schaad Road south of Oak Ridge Highway is designated as Mixed Use Special District except for one section of it that is Medium Density Residential. Surrounding sections of Oak Ridge Highway are currently designated as Hilltop and Ridge Protection and Low Density Residential. General Commercial is not as compatible with these surrounding designations as Mixed Use Special District which is designed to be more attractive and walkable so as to accommodate a mixture of residential and commercial businesses.

The Northwest County Sector Plan specifically notes there is not a need for Schaad Road to be designated General Commercial

Schaad Road is designated as Mixed Use Special District in the Sector Plan because it would allow for more attractive development in an area that already has a mixture of homes and businesses (including a municipal golf course). It was specifically noted in the Plan that there is no need to make Schaad Road a General Commercial area because there are already plenty of strip malls on Clinton Highway, which is located to the north of Schaad Road.

Allowing this property to become General Commercial would encourage future changes that contradict goals expressed in the Sector Plan and by the public

One of the clear messages conveyed by the public at Sector Plan meetings with MPC staff in Karns is that Karns residents do not want Oak Ridge Highway to become another Clinton Highway, which has been overrun with ugly strip malls and car lots, seedy-looking establishments, minimal vegetation and landscaping, and numerous vacant and uncared for buildings and properties -- as well as being unsafe for pedestrians and bicyclists. Allowing the Maddox property to be designated as General Commercial would make it easier for additional parts of Oak Ridge Highway to be changed to a General Commercial designation in the future, which would be contrary to the Sector Plan and to the express desire of residents who are concerned about preserving the quality of life in the area.

Allowing a change to this property's designation in the Sector Plan sends the wrong message about the value of planning and concern for quality of life

Allowing this kind of unnecessary and unsupportable change to the Sector Plan, especially when the ink on the plan is barely dry, having just been adopted in 2016, sends the message that Sector Plans are not taken seriously and can be easily ignored and easily changed. This discourages future public involvement in planning and jeopardizes the quality of life that is such a big part of what makes this area so desirable.

Thank you for the opportunity to comment on this matter.

Sincerely,

Carolyn Greenwood
3224 Boomerang Lane

5/9/2017

KnoxMPC Mail - [MPC Comment] Maddox Property, Agenda Item #39, MPC File #5-A-17-SP, #5-A-17-RZ

Knoxville, TN 37931

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