



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

[MPC Comment] MPC Agenda Item 39, Sept. 14th Meeting

1 message

VIRGIL <vrhubbard@comcast.net>

Tue, Sep 12, 2017 at 11:18 PM

Reply-To: vrhubbard@comcast.net

To: commission@knoxmpc.org

MPC Commission Members:

I am writing in regards to the proposed development described in MPC File Number 6-G-17-RZ, which is Item # 39 on the agenda for the MPC meeting on September 14, 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 graded slopes throughout, which has already negatively impacted surrounding properties during heavy rains, and makes 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



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

[MPC Comment] Agenda item 39

1 message

dr.dabbs <dr.dabbs@gmail.com>

Tue, Sep 12, 2017 at 6:48 PM

Reply-To: dr.dabbs@gmail.com

To: commission@knoxmpc.org

I strongly oppose any increase housing rezoning on this property agenda item 39. Any housing density that high will not be good for Hardin valley development and progress and is unnecessary. Please do not allow this rezoning that will decrease land value and appeal for the surrounding community.

Thank you

Ryan Dabbs

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Hardin Valley Rd Development

1 message

Laurie and Bob Valiga <rivaliga@gmail.com>

Tue, Sep 12, 2017 at 7:52 PM

Reply-To: rivaliga@gmail.com

To: commission@knoxmpc.org

The attached file contains my letter:

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This message was directed to commission@knoxmpc.org

My letter is also presented below:

September 12, 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 # 39 on the agenda for the September 13, 2017 MPC Meeting. This property is located on the Southeast side of Hardin Valley Road, southeast of Steele Road, Commission District 6.

In the June 2017 MPC Meeting you denied a request for rezoning and increasing the maximum housing density to 5 du/ac, of the above proposed development. Since then, your denial has been appealed and the Knox County Commission has approved the next step of the appeal process, which is for the MPC Board to vote on the rezoning and housing density increase request a second time. I strongly request that you deny this request for a second time. The reasoning for my request follows:

The MPC Staff recommended denying the proposed rezoning and the proposed housing density (5 du/ac) for this property. The MPC Staff has made this decision for both the June and September MPC Meetings. And, you have denied it once in the June 2017 MPC Meeting, there by agreeing with the MPC Staff.

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 a maximum of 144 houses. Also, the lower housing density better matches those of other neighborhoods in the surrounding area.

I would appreciate your vote to deny, for a second time, the proposed rezoning and housing density increase, in support of the MPC Staff recommendation.

Sincerely,

Bob Valiga

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This message was directed to commission@knoxmpc.org



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