



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

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**[MPC Comment] File# 1-E-18-RZ, Agenda Item # 35 John Huber Request for Construction of Commercial Storage units**

1 message

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**'Terry Wright' via Commission** <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:42 AM

Reply-To: wrightrt@aol.com

To: commission@knoxmpc.org

I am a resident in Bayou Bend and wish to formally submit my opposition to Mr. Huber's request to construct a commercial storage facility in this area surrounded by upscale residential areas (homes in these areas average between \$400K - \$2.3M). Certainly the proposed area could be better utilized by constructing a business that would harmonize with the residential areas needs, rather than to build facility that would strain infrastructure and possibly be a safety hazard on the very narrow portion of South North Shore between Concord / North Shore traffic Circle and the Choto / North Shore Traffic Circle. As it is, that stretch of road has several areas where the road is so narrow with no shoulders, it is difficult for two full size vehicles to pass each other safely.

There have been many instances where drivers have gone off the road and into the ditch causing expensive towing and auto repairs bills. I can't imagine exacerbating the problem with weekend drivers in 26' rental moving trucks navigating that stretch of North Shore as they make there way to a storage facility.

Additionally, the MPC Rezoning Report states "Estimated Traffic Impact" - Not Required"; may I suggest your re-evaluate this area as we believe this would be a massive impact.

V/r,  
R. T. Wright

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



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

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**[MPC Comment] 1-E-18-RZ AND 12-C-17-UR**

1 message

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**'Libby Griffin' via Commission** <commission@knoxmpc.org>

Thu, Dec 28, 2017 at 9:42 AM

Reply-To: libby660griffin@yahoo.com

To: Metropolitan Planning Commission <commission@knoxmpc.org>

1-E-18-RZ (Rezoning) AND 12-C-17-UR (Use on Review) in Chota & Northshore neighborhood

Dear Commissioners

1-E-18-RZ (Rezoning) and 12-C-17-UR (Use on Review) are scheduled with the Metropolitan Planning Commission (MPC) for a hearing on 1/11/18. The developer is proposing to build two-story mixed use commercial building(s) just east of the Weigle's, including self-service storage immediately adjacent to residential neighborhoods.

The property near the Chota & Northshore intersection was rezoned NC (Neighborhood Commercial) on March 22, 2010, subject to four conditions, including a list of permitted uses / restrictions and subject to Use on Review. According to the MPC Use on Review Report (page 2), Proposal 12-C-17-UR was postponed "to allow time for consideration of a rezoning application that would modify the condition on the list of permitted uses."

This appears to be an attempt by the developer to circumvent existing Neighborhood Commercial guidelines in general and specific uses permitted on this property by the MPC in March, 2010.

I have read the Recode Knoxville Technical Report presented September 19, 2017. I think this is an excellent concept and an excellent start to the process of reorganizing our hometown. Although Recode is not finished or accepted, it contains pertinent information for the MPC to consider.

Page 14 of the Recode Knoxville Technical Report, presented 9/19/17, includes "outdoor storage" under Highway Commercial (currently "C-4" & Recode "C-H"), and describes it as a "High Intensity" use. Under Recode Knoxville, Neighborhood Commercial would not permit this use nor would General Commercial.

I ask that the Knoxville/Knox County Metropolitan Planning Commission deny 1-E-18-RZ Use on Review 12-C-17-UR.

Libby Griffin

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

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**[MPC Comment] File 1-E-18-RZ and 12-C-17-UR**

2 messages

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'Angela Russell' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 7:35 AM

Reply-To: russell\_dasd@yahoo.com

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

Dear Commissions,

Please find a petition with 38 signatures expressing opposition from the homeowners of Bayou Bend to the approval of File 1-E-18-RZ and 12-C-17-UR. The petition outlines our concerns. Thank you in advance for considering the concerns of the surrounding homeowners.

Sincerely,

Bayou Bend Homeowners Association

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

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

Wed, Jan 10, 2018 at 8:33 AM

To: russell\_dasd@yahoo.com

There was no petition attached to this email. Would you like to send it again?

Thank you

Betty Jo Mahan

[Quoted text hidden]

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Betty Jo Mahan

Administrative Assistant

Metropolitan Planning Commission

(865) 215-2506