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[MPC Comment] Zoning change for June 14th meeting, Item #31

1 message

Deborah Thomas <deb33immel@gmail.com>

Tue, Jun 12, 2018 at 3:27 PM

Reply-To: deb33immel@gmail.com

To: commission@knoxmpc.org, Gerald Green <gerald.green@knoxmpc.org>

Item # 31

MPC file numbers: 4-A-18-SP, 4-A-18-PA, 4-B-18-RZ

Dear Commissioners,

I am writing regarding the proposed zoning change at 434 East Morelia Avenue. The property in question has historically been a legally non-conforming business. We realize the Plumbing business has invested in improvements to the property and they are a good neighbor. We support their ability to continue as a non-conforming business, but do not support the zoning change that would stay with the property in the event of the business moving. We have met with the owners of the plumbing business a couple of times. Neighbors would like an eight-foot privacy fence across the rear of the empty lot that is used for storage and parking.

This area of the neighborhood is experiencing revitalization and a commercial zoning that would include other businesses types could be detrimental to an inner neighborhood residential section.

While we did discuss possibly supporting Office zoning, we are not ready to support that for this parcel. With Recode zonings in transition, the neighborhood would like to wait and see how office is worked into the Recode zoning before making a commitment on that type of zoning.

Please support staff recommendation to deny the zoning, sector and one-year plan amendments for this parcel. Thank you for your time and attention in this matter.

Deborah Thomas
President, Oakwood-Lincoln Park Neighborhood Association

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This message was directed to commission@knoxmpc.org