



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

[MPC Comment] proposed change in zoning for property at 3501 Garden Drive

1 message

Peter Osborne <osbornepl123@gmail.com>

Tue, Jun 6, 2017 at 4:01 PM

Reply-To: osbornepl123@gmail.com

To: commission@knoxmpc.org

Dear Knox County MPC Commissioners:

We are writing to express our objections to a proposed change in zoning for property at 3501 Garden Drive.

Our street is too busy to accommodate additional traffic, both vehicular and pedestrian, from additional multi-family housing. There are already three apartment complexes on the street, and adding more multi-unit housing would oversaturate a street that should be limited to perhaps one or two such housing units. We believe that approving this request for 3501 Garden Drive would damage the already impaired balance of single family and multi-family housing in the area, and we urge you to reject the request.

Sincerely,

Peter Osborne

Charles Osten

3310 Garden Drive

Knoxville, Tennessee 37918

osbornepl123@gmail.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed apartments on Garden Drive

1 message

Carol Bell <fourbells5517@gmail.com>

Tue, Jun 6, 2017 at 5:18 PM

Reply-To: fourbells5517@gmail.com

To: commission@knoxmpc.org

Dear commissioners,

Please do not approve more building on Garden Drive. The road has more people traveling on it now than it was designed to handle. Building an apartment complex at the site requested on Garden Drive would only make matters worse. In addition, the proposed developer has a terrible record when it comes to taking care of his properties. Many houses in our neighborhood have recently been updated and resold and once down in the mouth houses are looking good. Please don't ruin the upward trend by approving this proposal.

Carol Bell
5517 Hardwood
37918

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment]

1 message

Sam Rosolina <samuel.rosolina@gmail.com>

Wed, Jun 7, 2017 at 8:13 PM

Reply-To: samuel.rosolina@gmail.com

To: commission@knoxmpc.org

Good evening Commissioners -

I am writing to ask you to oppose Mr. Gary Meek's proposed quadplex at 3501 Garden Drive. I will be out of town on June 8th during his scheduled MPC public hearing, but I feel strongly about this proposal and hoped you would consider my objections.

I live directly across the street from the lot at 3500 Garden Drive. My husband and I just bought the home in the last few months because we love the neighborhood; our road is not full of particularly expensive homes, but they are generally well maintained and seem clearly loved by the residents.

The reason I ask you to oppose this development is twofold:

1. I know that there was a request to rezone the lot, which was opposed due to slope issues. Garden Drive runs along a slope (my home downhill from the lot under question) and there was a question of runoff. In the short time we've been in our new home, we've seen that our yard gets flooded in heavy rain already due to water runoff, and I would hate to see that increased by clearing the protecting plants across the road from us. The proposed quadplex will certainly take away the natural protection of the lot; it appears that the development would fill the width of the lot, leaving no natural barrier to prevent against erosion.

2. Though I'm not specifically opposed to someone building responsibly across the road, I would like to speak against Mr. Meek being that developer. His properties have been a burden on the City of Knoxville for decades now; even this year he had a structure be declared unfit for human habitation, declared "an attractive nuisance." He has ignored warnings to clean up his condemned buildings in the past, causing the City of Knoxville to have to pay to clean up his messes, including a \$12,000 paving bill in 2004. (And, to make it worse, he has a history of not paying his city and county taxes!) I have seen documentation of the City of Knoxville cleaning up his properties as early as 1981; this is not just a single instance, but a habit. Understandably, this is not someone I want maintaining the structure directly across the road from my house.

I respectfully ask that you please consider these two reasons to oppose Mr. Meek's proposed development. Not only does it seem like a hazard to the neighbors' properties, but, based on Mr. Meek's history, it seems there is a high chance that it will become yet another neglected property at a cost to the city. As a neighbor and a taxpayer, I feel it is irresponsible to approve this development.

Thank you for your consideration.

Sincerely,

Samuel M. Rosolina, PhD

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Objection to Apartment Complex on Garden Drive

1 message

LeRae Collins <lerae.collins@gmail.com>

Tue, May 30, 2017 at 12:30 PM

Reply-To: lerae.collins@gmail.com

To: commission@knoxmpc.org

I am LeRae Collins and am proud to that my family calls Fountain City and Harrill Hills home. I write to object to the building of an apartment complex at 3501 Garden Drive.

This is not an addition that will bring positive change to our neighborhood. I often brag about the things I love about our neighborhood to others, but this is not a project our community supports. I want to continue to brag about our community and for it to also become a source of pride for my daughter as she grows up in Fountain City. In addition, the current infrastructure cannot support an apartment complex of this size. I ask that you would vote no as you consider the use for this property.

Thank you for your time.

Sincerely,

LeRae Collins
Fountain City Resident

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Planned multi-family unit on Garden Drive

1 message

Nicole Fey, The Wellness Consultant <yoganic2@gmail.com>

Thu, May 25, 2017 at 7:39 PM

Reply-To: yoganic2@gmail.com

To: commission@knoxmpc.org

Commissioners,

I live on Garden Drive in Fountain City. I am writing to express my grave concern about a development that is supposed to be built at 3501 Garden Drive and it's negative impact on our community.

My biggest concern is that this developer has a history of condemned buildings and health code violations as well as tax liens on his other properties in Knoxville. Is this something that we need to add to our neighborhood? I think not. This developer should not be awarded a right to build more buildings that he lets go to rot. His current rental properties have been deemed unfit for habitation due to disrepair, garbage, overgrown yards, structural damages, etc. This would lower property values incredibly. One of his buildings at 615 South Chestnut Street was recorded as condemned in February of 2017!

It would also add more traffic and we already do not have sidewalks on this street. It is dangerous enough as I walk my child to school. And I see many high school children walking to school as well in the morning. Let's make our community safer for our children, not more dangerous.

Please assess all factors and not just economic ones when making your decision. Safety and quality of life are more important and you could demonstrate this by not approving this development.

Thank you,

Nicole Fey

--

Holistic Wellness Consultant & Health Coach

865-548-8208 C

To order my book, The Ultimate Juicing & Holistic Health Program go to Amazon.com

Nicole@NicoleFeyWellness.com www.nicolefeywellness.com

Corporate wellness programs: www.wellnesstothecorp.com

Have you LIKE'd me on Facebook? Please do:

[Nicole Fey Wellness](#)

"It was easy to love God in all that was beautiful.

The lessons of deeper knowledge though,
instructed me to embrace God in all things."

~St. Francis of Assisi~

"Be kind whenever possible. It is always possible."

~Dalai Lama~

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3501 Garden Drive - Use On Review

1 message

abunchofgreers <abunchofgreers@gmail.com>

Thu, May 25, 2017 at 7:34 PM

Reply-To: abunchofgreers@gmail.com

To: commission@knoxmpc.org

Hello Commissioners -

I live at 3400 Garden Drive and I am quite concerned about the impact of our community if a two story multi-family unit is allowed to be built on the property at 3501 Garden Drive in Fountain City.

I am writing to you to express my concerns over this development.

Primarily, the safety of what this means to our neighborhood is additional car traffic over a blind hill. There are currently major skid marks where a car topped the hill at this property and had to rapidly stop to prevent hitting a car pulling from the driveway across the street. The thought of beginning drivers coming through Garden on the way to Central High School multiplies the opportunities for major accidents.

Secondly, this developer has numerous issues of building and health code violations throughout the city. Maybe, codes enforcement can serve him at this upcoming meeting on the 8th - just a thought!

Please think about the impact of the community that this development would be placed and not just whether the lot meets the certain minimum requirements.

Love,

Tina Greer
The Mom of The Greer Family
(865) 689-0292

"Be joyful always, Pray continually, and Give Thanks under ALL circumstances"

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Objection to Use on Review-3501 Garden Drive

1 message

Ladd, Rachel Nicole <rladd@vols.utk.edu>

Tue, Jul 4, 2017 at 2:00 AM

Reply-To: rladd@vols.utk.edu

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

Good evening Commissioners,

To get started, I'd like to tell you a little bit about myself. I was born and raised in Knoxville, though my career took me to Nashville not long after I graduated with my bachelor's degree. Soon, though, my path led me back to Knoxville for the next phase of that career, as a PhD student returning to my alma mater, UT. When we moved back a little over a year ago, my boyfriend and partner of 8 years, Adam, and I decided to buy a house together. After searching months, we finally settled on a house that we loved in an area that represented all of the charm, vibrancy, and character that we sought as two then-24-year olds. That house sits immediately behind the proposed apartment complex at 3501 Garden Drive, and already borders a similar complex on one side. I'm deeply concerned that yet another apartment complex would threaten what I love most about this neighborhood: its history and sense of community. The current real estate market has increased interest in the Fountain City area, but allowing another dilapidated apartment building keeps our area from reaching its full potential. If you drive the streets near this proposed development, you'll see plenty of homes being restored in a way that promotes this atmosphere and allows for positive growth in the area. This development would do the opposite. By allowing more units than the current infrastructure can support, this development threatens the roadways, sidewalks, and cleanliness of our area. I'm particularly concerned given the potential for 53 new car trips on Garden Road each day. Given the proximity to both a street full of blind driveways and a high school filled with beginning drivers, I feel as though this increase on an already-busy road could quickly become dangerous.

I'm perhaps even more concerned by the developer involved in this proposal. As recently as February of this year, and as long ago as 1981, this developer has proven that he is unwilling to maintain the properties that he currently owns. In addition to a record of not paying property taxes, he's also been unable to maintain his properties in a way that would make them valuable to their community...or even livable for their occupants. Earlier this year, one of his properties was declared unfit for human habitation, while the record of citations, health code violations, and refusal to clean up his properties trails back several decades. If the city has been forced to repeatedly pay for clean up at his properties in the past, I'm confident that this one would be no different. It's irresponsible to allow another development by this landlord until he can adequately care for those already in his possession.

I urge you to consider these factors rather than allow a landlord that is already well known for his dilapidated buildings to run another property—and surrounding area—into the ground. Our neighborhood values the safety and charm of our area, and I ask the Knox County Metropolitan Planning Commission to do the same.

Thank you for your consideration,

Rachel Ladd
416 Watauga Drive, Knoxville, TN
(865) 806-5263

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please Oppose 3501 Garden Drive Quadplex

1 message

Erin Rosolina <erosolina@gmail.com>

Wed, May 31, 2017 at 9:26 PM

Reply-To: erosolina@gmail.com

To: commission@knoxmpc.org

Good evening Commissioners -

I am writing to ask you to oppose Mr. Gary Meek's proposed quadplex at 3501 Garden Drive. I will be out of town on June 8th during his scheduled MPC public hearing, but I feel strongly about this proposal and hoped you would consider my objections.

I live directly across the street from the lot at 3500 Garden Drive. My husband and I just bought the home in the last few months because we love the neighborhood; our road is not full of particularly expensive homes, but they are generally well maintained and seem clearly loved by the residents.

The reason I ask you to oppose this development is twofold:

1. I know that there was a request to rezone the lot, which was opposed due to slope issues. Garden Drive runs along a slope (my home downhill from the lot under question) and there was a question of runoff. In the short time we've been in our new home, we've seen that our yard gets flooded in heavy rain already due to water runoff, and I would hate to see that increased by clearing the protecting plants across the road from us. The proposed quadplex will certainly take away the natural protection of the lot; it appears that the development would fill the width of the lot, leaving no natural barrier to prevent against erosion.

2. Though I'm not specifically opposed to someone building responsibly across the road, I would like to speak against Mr. Meek being that developer. His properties have been a burden on the City of Knoxville for decades now; even this year he had a structure be declared unfit for human habitation, declared "an attractive nuisance." He has ignored warnings to clean up his condemned buildings in the past, causing the City of Knoxville to have to pay to clean up his messes, including a \$12,000 paving bill in 2004. (And, to make it worse, he has a history of not paying his city and county taxes!) I have seen documentation of the City of Knoxville cleaning up his properties as early as 1981; this is not just a single instance, but a habit. Understandably, this is not someone I want maintaining the structure directly across the road from my house.

I respectfully ask that you please consider these two reasons to oppose Mr. Meek's proposed development. Not only does it seem like a hazard to the neighbors' properties, but, based on Mr. Meek's history, it seems there is a high chance that it will become yet another neglected property at a cost to the city. As a neighbor and a taxpayer, I feel it is irresponsible to approve this development.

Thank you for your consideration.

Erin Rosolina
3500 Garden Drive, Knoxville
[828.489.1018](tel:828.489.1018)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Multi-family unit proposed at 3501 Garden drive

1 message

'Hope Steward' via Commission <commission@knoxmpc.org>

Mon, May 29, 2017 at 6:15 AM

Reply-To: hopemlr1@aol.com

To: commission@knoxmpc.org

Dear members of the Knoxville MPC,

I live in Fountain City, near the proposed multi-family rental unit at 3501 Garden drive. My family and my neighbors work hard to maintain a beautiful and safe neighborhood. We ask that you not approve this development. My husband and I work on the day you will be discussing/deciding about this issue, therefore we will not be able to attend the meeting. We have serious concerns about allowing a developer, with a history of prior building and health codes violations, along with tax liens and other judgments against other rental property in Knoxville, current rental properties deemed unfit for habitation due to level of disrepair- garbage visible, overgrown yards, structural damages, etc. to build in our neighborhood.

Thank you,
Will and Hope Steward
5407 Jacksboro Pike
Knoxville, TN 37918
[\(865\) 660-4345](tel:8656604345)
[\(865\) 719-4069](tel:8657194069)

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3501 Garden Drive

1 message

Debbie Woods <woodsdeb@gmail.com>

Fri, Jun 2, 2017 at 2:04 AM

Reply-To: woodsdeb@gmail.com

To: commission@knoxmpc.org

I am writing to express my concern over the development proposed at 3501 Garden Drive. If this multi-family unit is approved, I feel this will create a negative impact on the Fountain City residents..

This area is close to Central High School where many students walk to school and school related activities. It is located close to a city bus stop as well. The pedestrian traffic and lack of sidewalks in the area can not handle the additional influx resulting from this development .

In addition, the proposed developer has a track record of city building and health code violations located within the city of Knoxville. He has prior judgements and liens against him on previous construction projects. It is highly likely this project would face the same fate, of incomplection or falling into disrepair, thus infringing on our property rights.

I ask you to give careful consideration to this community before approving this construction project.

Debbie Woods
5425 Rosebay Road
Knoxville, TN 37918

--

This message was directed to commission@knoxmpc.org