



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Case #12-C-19-RZ**

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**Don&Suzie Durham** <donandsuziedurham@gmail.com>

Tue, Dec 10, 2019 at 10:21 PM

Reply-To: donandsuziedurham@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

We have lived on Mineral Springs Avenue since 1966....almost 52years. It is/was a dream of a place to live and raise a family! Being on a dead end this area enjoyed less traffic and noise giving us the safety and atmosphere one needs. Please don't mess it up for us! Please leave this lot for single-family residential use! Thank you, Don and Susan Durham

[2846 Mineral Springs Avenue](#)  
[Knoxville, Tennessee 37917](#)

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Love, Don and Suzie Durham

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



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Proposed development on Mineral Springs Avenue**

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**'Allen Smith' via Commission** <commission@knoxplanning.org>

Tue, Dec 10, 2019 at 3:28 PM

Reply-To: agsmith008@yahoo.com

To: commission@knoxplanning.org

I am opposed to the proposals that Sheila Proffitt is proposing to construct on Mineral Springs Ave.

The property she has is completely unusable for any type of construction.

Drainage from the ridge is terrible, there are no storm sewers. Our street is only about 20 ft wide, and is in terrible condition.

We have a quiet single family neighborhood, and it needs to remain that way.

Allen Smith

2802 Mineral Spring

Sent from my iPhone

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 2739 Mineral Springs Avenue**

1 message

**'Britta' via Commission** <commission@knoxplanning.org>

Mon, Dec 9, 2019 at 9:02 PM

Reply-To: brittalees@yahoo.com

To: commission@knoxplanning.org

Dear Commissioners,

I am writing in reference to case file 12-C-19-RZ, in which the applicant is requesting the property at 2739 Mineral Springs Avenue be zoned for office use rather than low density residential.

Please deny the request for an office zone at this location, and ensure the zoning for this property proceeds as low density residential and keep the residential nature of this neighborhood intact.

Sandwiching an office space of any kind between the two single family homes there simply makes no sense. The north side of Mineral Springs in that area is entirely residential. An office zone/community center (rather than a residence) would bring unwanted traffic and busy-ness and detract from an otherwise quiet neighborhood community. Likewise, the slope of the property would be very problematic for construction of a large enough facility that also requires a parking lot.

I know people who live on this street and am concerned for the future of their neighborhood if an office zone were to be allowed at this location. I hope the commission agrees with me, the residents and neighbors living on Mineral Springs, and the staff recommendation. Please deny an office zone for this parcel, and ensure the residential nature of this street be preserved.

Sincerely,  
Britta Lees  
Whittle Springs Area Resident

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Comments on 2739 Mineral Springs Avenue (#12-C-19-RZ)**

1 message

**Matthew** <mhigdon99@gmail.com>

Mon, Dec 9, 2019 at 1:08 PM

Reply-To: mhigdon99@gmail.com

To: commission@knoxplanning.org

Cc: michelle.portier@knoxplanning.org, Lauren Rider &lt;lrider@knoxvilletn.gov&gt;

Dear Planning Commission:

Please deny the request to zone [2739 Mineral Springs Avenue](#) for Office use (case #12-C-19-RZ). I strongly support the Low Density Residential zoning for the property because it is clearly the most consistent and appropriate use for this property.

An Office development or an event center (as proposed by the owner) in the middle of a single-family residential neighborhood on a local, dead-end street is not appropriate and creates conflicts that would burden residents. Such a use would essentially create an unnecessary fracture along the north side of the street, where there are 13 single family homes aligned on uniform lots with consistent setbacks. The residential character along the north side of our street helps define our neighborhood and we want to preserve this.

I appreciate the thorough Staff Recommendation report prepared by Ms. Portier and am glad that Staff recognizes that such a development may adversely affect neighbors. As the owner of the adjacent property (at 2811), I believe that I would experience the worst of these inevitable impacts if the lot were developed for Office use or another approved use under that zone (e.g., an event center). I hold an easement on the driveway into this lot (along its eastern edge), and it provides the *only* access I have to my garage and the rear of my property. The previous Office zoning of this property has long been a great concern, and the fact that the owner has not followed through on plans put forward in 2006 has created long-term uncertainties among neighbors about the lot's fate.

The proposal to place a community or event center at this location is difficult to understand and has taken us by surprise, especially since the owner recently tried to sell the property (it was for sale from mid-2017 to mid-2019). The neighborhood does not want such a facility here, and an event center could bring with it a host of problems that could be even worse than a typical day-use Office development (e.g., overflow parking, evening/night time events, noise/parties, lighting, alcohol use).

In practical terms, there are enormous challenges with developing this property. Any development would be limited by the steep hillside, the stormwater flows that cross the lot, and the sizeable access easement that I hold with multiple neighbors. The steep hillside and easement area encumbers most of this property and any development would likely require altering the hillside behind my property in a way that could destabilize the slope of my property as well as my garage, which is historic and built into the hillside. Water runoff from the lot is already an issue, which the City has had to address in the past. Given these practical limitations, the lot is only suitable for the *least* intensive use.

Please note that the large property across the street from this lot that is zoned Office will actually be used by Helen Ross McNabb for Residential use in the future, rather than Office use (approved by MPC in September 2018).

Again, we simply want to maintain the low-density character of our neighborhood and have credible concerns that the Office use of this lot would burden residents. Please take this opportunity to fix the map and correct a zoning decision that should never have been made in the first place. *Please vote to deny this request.*

Thank you for your consideration and for serving the community in this capacity.

Respectfully,

Matthew Higdon  
[2811 Mineral Springs Avenue](#)  
Knoxville 37917  
[mhigdon99@gmail.com](mailto:mhigdon99@gmail.com)

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