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[Planning Commission Comment] Agenda Item #28 - RML Construction

1 message

Kim Frazier <hvpa2018@gmail.com>

Fri, May 3, 2019 at 1:28 PM

Reply-To: hvpa2018@gmail.com

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

Dear Commissioners,

In regards to Agenda Item #28, I wanted to provide the opinion of HVPA and the HV community on your approval to rezone this property to TO.

Sadly, this request was approved during spring break and came at a hectic time for most and HVPA was not able to attend the meeting. However, HVPA has met with the applicant on several occasions to discuss not only this property, but the applicants desire to be engaged in the community and adhere to the community's vision for land use. Imagine our surprise when we learned that the applicant had requested rezoning before meeting with his civil engineer or conducting a market study as we were informed would occur before there was movement forward regarding this land. I contacted the applicant and asked directly if he planned to build apartments and had he obtained the occupancy of other apartment complexes in the HV area. He responded that he was still unsure about the type of development that this land could support and that it had not gone to the engineer nor had he acquired any numbers. Thus, the fiscal opportunity of apartments in this area is one sided and does not add value to our community. We suggested to the applicant to consider a commercial development or townhomes as an alternative and he provided our group with photos of other townhomes that he had developed. He stated that he wanted to work with our group on this and other developments.

I received a phone call today that a proposed concept plan for apartments had been completed and submitted to the developer. I also phoned area apartment complexes and asked if they were at full occupancy and they responded no.

Although we were not present to oppose the zoning request, it is the responsibility of the board to make decisions based on the cumulative impact of land use and as Knox County has pointed out in the recent Coordinating Committee Meeting..."it's time that we consider the environmental and fiscal impact of development" and ensure that development "aligns with school locations" and "do not continue to further stress infrastructure". This development does not.

Once again, we encourage you to support the designated use of land as outlined in the Sector Plan for our area and all communities within Knox County. The repeated Sector Plan amendments and rezonings must be held to higher standards.

In Service,
Kim Frazier
Hardin Valley Planning Advocates

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This message was directed to commission@knoxplanning.org