



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 2-E-20-RZ

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Apr 8, 2020 at 4:16 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Cc: Scott Davis <swd444@gmail.com>, Drew Staten <drew.staten2019@gmail.com>, Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>

FYI - We just received this correspondence.

----- Forwarded message -----

From: **Mark & Heather Bryan** <mhbryan@me.com>

Date: Wed, Apr 8, 2020 at 3:45 PM

Subject: 2-E-20-RZ

To: <liz.albertson@knoxplanning.org>

Liz,

In the midst of trying to keep my household moving and distance learning school for my kids, I missed the deadline to send you a message. I was also waiting hoping to hear back from Scott Davis. He has not responded.

My comment/concern is in reference to 2-E-20-RZ and parcel 111.01 of .996 acres that sits behind my property of [1629 Staffwood Road](#). In his case file, he attached an Exhibit B - Titled "2-E-20-RZ, 2-F-20-RZ & 3-H-20-RZ: Exhibit B". It specifically mentions that there is a restriction on this parcel. It cannot be rezoned from agricultural, and it also cannot have a building erected on the parcel.

I have asked Mr. Davis about this specific parcel multiple times and have not gotten an answer. I wanted to make sure that the commission read this part of the easement. We would respectfully request this specific parcel not be rezoned at this time. I plan to watch the meeting and would be available to verbally give my request to the commission.

Thank you,

Heather Mathis Bryan, Esq.

Property Owner of [1629 Staffwood Rd.](#) and [1634 Staffwood Rd.](#)

--

Liz Albertson, AICP

4/8/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 2-E-20-RZ

Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Case 2-E-20-RZ

Liz Albertson <liz.albertson@knoxplanning.org>
Reply-To: liz.albertson@knoxplanning.org
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Thu, Jan 30, 2020 at 10:47 AM

FYI - Mr. Sisco's comments are attached below.

----- Forwarded message -----
From: **Greg Sisco** <gfsisco@gmail.com>
Date: Thu, Jan 30, 2020 at 10:34 AM
Subject: Case 2-E-20-RZ
To: <liz.albertson@knoxplanning.org>

Ms. Albertson:

Please see attached request for the subject rezoning case.

Respectfully,
Greg Sisco
9231 Colchester Ridge Rd.
Knoxville, TN 37922

--

Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org

Case 2-E-20-RZ with attachment.pdf
610K

January 30, 2020

Case 2-E-20-RZ (from A to PR)

Ms. Albertson:

In the event MPC recommends approval of the subject case, please note that the applicant's requested Proposed Zoning density of 5 Units/acre, is not in agreement with the recommendations and guidelines set forth in the 2012 Hillside and Ridgetop Protection Plan, as shown below.

Table 3: Residential Density and Land Disturbance Guidelines for Recommendations on Changes to the Zoning Map and Development Plan/ Concept Plan Review within the Hillside and Ridgetop Protection Area that is within the Urban Growth and the Planned Growth Area		
<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

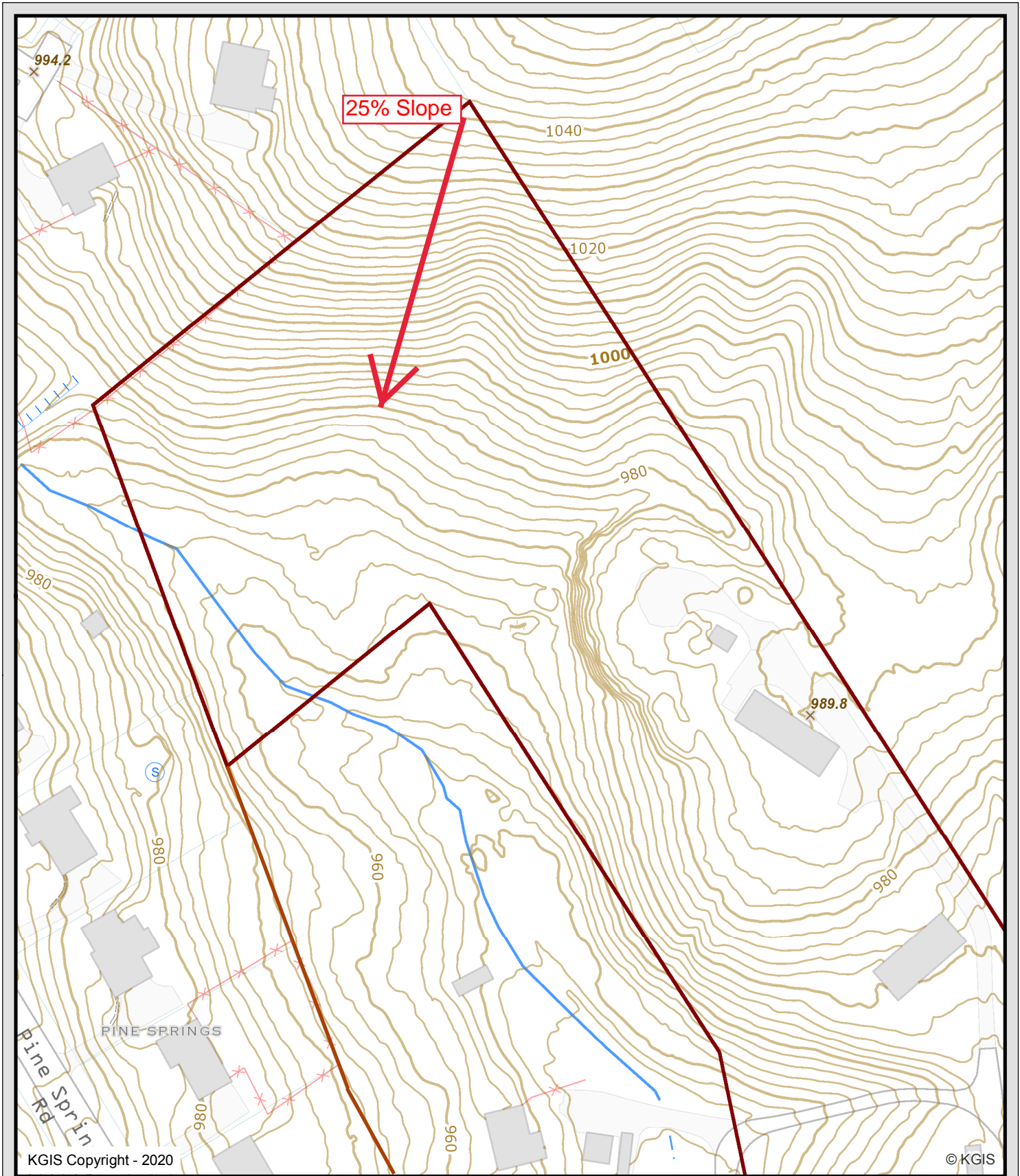
And in the 2020 Hillside Protection Overlay in Recode Knoxville, Draft 5 Version, as shown below.

Table 8-6: Density and Land Disturbance Limitations		
Percent of Slope	Maximum Density	Maximum Land Disturbance
Less than 15%	Maximum density permitted by district	100%
15% up to 25%	2 du/ac	50%
More than 25% up to 40%	0.5 du/ac	20%
More than 40%	0.2 du/ac	10%

The subject 12.3 acre parcel has slopes up to 25% (such as in the northeastern portion shown on the attached topo map that indicates the steepness of the parcel).

Therefore, should the subject case be approved for PR, please recommend that the **density be reduced to 2 dwellings per acre**. Additionally, please note that this is closer to the density in the adjacent Pine Springs subdivision.

Respectfully,
Greg Sisco
9231 Colchester Ridge Rd.
Knoxville, TN 37922
gfsisco@gmail.com

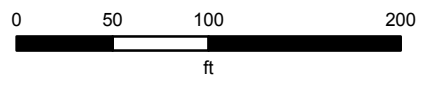


CASE 2-E-20-RZ

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/30/2020 at 10:16:29 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.