



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item No. 12

1 message

Taylor Forrester <TForrester@lrwlaw.com>

Wed, Apr 8, 2020 at 2:50 PM

Reply-To: tforrester@lrwlaw.com

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

Dear Commissioners,

As the applicant, I will be respectfully requesting a postponement of Agenda Item No. 12. I understand that this postponement request will have to be approved by the Commissioners when the matter is called for consideration.

Respectfully yours,

Taylor D. Forrester

TAYLOR D. FORRESTER



1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

(865) 584-6084 fax

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] PC Agenda Item 12

1 message

Carlene Malone <carlene.malone@gmail.com>

Mon, Apr 6, 2020 at 9:09 AM

Reply-To: carlene.malone@gmail.com

To: Commission <commission@knoxplanning.org>, Gerald Green

<gerald.green@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

Please see the attached memo from Fountain City Town Hall, Inc.

Thank you and our very best wishes to all of you as you continue to serve on behalf of our community.

Carlene Malone

TO: Planning Commissioners

FROM: Fountain City Town Hall, Inc.

DATE: April 6, 2020

RE: Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA, 4-D-20-RZ

Dear Commissioner:

I appreciate the arrangements that have been made to enable the public to electronically participate in the April 12, 2020, meeting.

The Board of Fountain City Town Hall, Inc., supports the Staff Recommendation to **deny the above captioned requests** for property located north of Gibbs Drive at Broadway.

We ask that you approve the staff recommendation to deny, based on the very sound reasons provided in the staff report.

Gibbs Dr. is an historic neighborhood in Fountain City. It forms the northern boundary of a solid, stable, older residential area bounded by Essary Dr., Jacksboro Pike/Tazewell Pike, and Broadway. This residential triangle is characterized by well-maintained, diverse housing. Our community would be severely damaged by destabilizing any portion of this triangle.

The Planning Commission staff has given valid reasons to deny the Sector Plan, One Year Plan, and Rezoning requests.

SECTOR PLAN:

According to the Staff Report, there is no change in conditions that would warrant a change to the Sector Plan. Additionally, as the Staff Report states: *"amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well."* (Sector Plan Report, page 12-2)

ONE YEAR PLAN:

As the Staff Report states, the One Year Plan Amendment to O (Office) should be denied because *"...it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties. Deny O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties"* (One Year Plan Report, page 12-2)

REZONING:

As the Staff Report states, the Rezoning should be denied because:

"1. Almost half of the property is in a 100-year floodplain. 2. There is no direct access to this parcel from Broadway Avenue; current proposed access, approved during the plat process, shows access off of Broadway onto the adjoining property. 3. Due to the stream that runs along the northwest property line, this property is separated from the adjacent commercial uses. It sits higher than the commercial properties, and the floodplain is on the part of the parcel closer to the stream. This increases the likelihood that a new structure would be situated closer to the residential properties than the commercial ones. 4. N. Broadway Avenue is a major arterial and has developed as a commercial corridor. Typically, office use on an arterial would be appropriate and would provide a transitional buffer between the commercial uses along the arterial and the residential uses behind that frontage parcel. However, in this case, that frontage parcel is in a residential zone and contains a single family home that forms the entry to the subdivision. That fact, plus the separation from other commercial uses by the stream, make the office use inappropriate at this location." (One Year Plan Amendment/Rezoning Report, page 12-3)

For all of these valid reasons, we ask that the Staff Recommendation to Deny the Sector Plan, One Year Plan, and Rezoning request be approved.

Please feel free to contact us at: 865-687-8148

Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc., Land Use Committee

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"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.

The biggest wallet pays for the most blinding lights."

[-Timothy Snyder, *On Tyranny*]

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This message was directed to commission@knoxplanning.org



Gibbs DR. 2020.docx

14K

TO: Planning Commissioners

FROM: Fountain City Town Hall, Inc.

DATE: April 6, 2020

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4-D-20-RZ

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Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc.,
Land Use Committee



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] April PC Agenda Item 12, File Numbers: 4-D-20-SP, 4-D-20-PA, 4-C-20-RZ

Carlene Malone <carlene.malone@gmail.com>

Wed, Apr 1, 2020 at 3:34 PM

Reply-To: carlene.malone@gmail.com

To: Commission <commission@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

Dear Planning Commissioners:

The above captioned requests are of great importance to Fountain City and to the residents of Historic Gibbs Dr.

Because of the impact of the requested changes, and due to the extensive barriers to public participation caused by the coronavirus, the Board of Fountain City Town Hall asks that these items be postponed for 90 days.

Thank you.

Best,
Carlene V. Malone, Co-Chair, Land Use Committee
Fountain City Town Hall, Inc.

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