



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Adair Gardens in Fountain City rezoning request.

1 message

'Larry Dearing' via Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 11:26 AM

Reply-To: larrydearing@yahoo.com

To: commission@knoxplanning.org

This Thursday you will be considering a request to rezone a property on Sanders Dr. from office to commercial. Such a rezoning would be a serious danger to the neighborhood, which is small and has suffered from commercial intrusion in the past. This lot is currently a buffer and needs to remain one. If it's rezoned, it could be the first step down a slippery slope to more commercial zoning and the destruction of a historic and viable neighborhood. I urge you to go along with the staff recommendation & vote against this request.

Larry Dearing

[200 Adair Dr.](#) = one block from the lot in question

Current member & past president of the
Adair Gardens Residents Association

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-11-20 PC meeting, Item 6,

Carlene Malone <carlene.malone@gmail.com>
Reply-To: carlene.malone@gmail.com
To: Commission <commission@knoxplanning.org>

Sun, Jun 7, 2020 at 6:34 PM

Sent on behalf of the Board of Fountain City Town Hall.
Thank you, Carlene V. Malone

TO: Commissioners, Knoxville-Knox County Planning
FROM: Board, Fountain City Town Hall, Inc.
P.O. Box 18001, Knoxville, TN, 37928-8001
DATE: June 8, 2020

RE: June 11, 2020, Agenda Item 6, File No. 10-B-19-RZ

Dear Commissioner:

The Board of Fountain City Town Hall, Inc., asks that you follow the planning commission professional staff recommendation to **deny the request to rezone this property to C-G-2. The Board of Fountain City Town Hall supports rezoning to Office (O) for this property.**

The professional staff recommendation is sound: *"Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single family residential zoning."*

Additionally, the staff report correctly notes that the rezoning request to C-G fails to meet all of the legal requirements that must be met in order to rezone.

From the staff report: *"There are no changes in conditions that would warrant a rezoning" to C-G.*

"There will be adverse impacts from some of the uses permitted in the C-G zone." "There are several uses in the C-G zone that would not be compatible with the historic neighborhood adjacent to this property."

"The C-G zone allows some commercial uses that are too intense to be located at the entry to a stable, small-lot, single-family residential neighborhood."

"The rezoning would allow an intense commercial zone to encroach into the residential neighborhood should it be approved, as the property across the street is a detached, single-family home and marks the beginning of residential development."

We agree with the staff that a less intense zoning district could form a transition between the single-family development and the more intense commercial development. The Board

of Fountain City Town Hall continues to support Office (O) zoning for this property.

Our October 6, 2019 letter to the Planning Commission stated:

"Regarding 0 Sanders Drive: This property is presently zoned R-2. The dental office that was demolished was an allowed special use in the R-2 zoning district. Since the GC One Year Plan designation permits Office zoning, the Board of FCTH asks that the property be zoned Office-1. Office-1 zoning is consistent with the policies of the adopted plans regarding the protection of residential neighborhoods and is consistent with the Office-1 zoning directly across Sanders Drive."

Please deny the request to C-G-2 zoning and approve Office (O) zoning.

Thank you.

Sincerely,

Charlo e Davis, Carlene Malone, Co-Chairs, Land Use Committee, Fountain City Town Hall, Inc.

865-687-8148

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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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Adair Gardens--June 2020.docx

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Charlotte Davis, Carlene Malone, Co-Chairs, Land Use Committee, Fountain City
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865-687-8148