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[Planning Commission Comment] 3-E-20-RZ: Rezoning 920 Oak Grove Lane from RN-1 to RN-2

1 message

'English, Mary R' via Commission

Mon, Mar 9, 2020 at 9:44 AM

<commission@knoxplanning.org>

Reply-To: menglish@utk.edu

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

Cc: Elsbeth Freeman <elsbethf@gmail.com>, nanne <nannejohnsonlcs@gmail.com>

Please see the attached letter regarding 3-E-20-RZ, sent on behalf of Elsbeth Freeman, Nanne Johnson-Morgan, and myself.

Mary English

Mary R. English

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This message was directed to commission@knoxplanning.org

 **3-E-20-RZ, 9 march 2020 comment.docx**
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TO: Knoxville-Knox County Planning Commissioners

FROM: Elsbeth Freeman, 910 Oak Grove Lane
Nanne Johnson-Morgan, 900 Oak Grove Lane
Mary English, 810 Oak Grove Lane

DATE: March 9, 2020

RE: 3-E-20-RZ: Rezoning 920 Oak Grove Lane from RN-1 to RN-2

We three own the other homes on Oak Grove Lane, and each of us has lived here for many years. Apart from 920 Oak Grove, the only other properties on the street are the Westmoreland Health and Rehabilitation Center on the corner of Lyons View Pike and the East Tennessee Veterans Cemetery on the south side of Oak Grove Lane.

We are opposed to rezoning 920 Oak Grove to RN-2 for the following reasons:

1. **Increased traffic and on-street parking.** If the lot is rezoned, the number of residences on the street could be more than tripled. This inevitably will lead to a lot more traffic and on-street parking. Oak Grove Lane can't handle that.

Oak Grove is a dead-end street off of Lyons View Pike -- getting on and off it is dangerous, especially at rush hour. The street is short and narrow, with a blind hill at its crest, where 920 Oak Grove is located (see photo below). Large trucks use the street to get to the cemetery's storage area. More traffic and on-street parking will make a difficult situation much worse.



Photo taken 3/8/20 of front part of 920 Oak Grove property

2. **Water run-off from 920 Oak Grove.** The eastern side of the property slopes steeply toward Westmoreland Health & Rehab. The other side of the property slopes to the west, especially at its back corner. Nanne Johnson-Morgan owns the adjacent developable lot, which fronts onto Harley Drive. If 920 Oak Grove is built up to the extent that RN-2 would allow, the water run-off from the site will increase significantly.
3. **Changing the character of our street.** We have no problem with having a couple of additional single-family houses at 920 Oak Grove. In fact, we think it's a good idea, to make better use of this large lot. However, building to RN-2 density would be incompatible with our properties and would decrease their value.
4. **RN-2 zoning elsewhere in the neighborhood.** Oak Grove Lane is part of the Lyons View Community. During the update of Knoxville's zoning code, a block along Agnes Road was changed from R-1 to RN-2, for good reason: It has the advantage of being relatively close to Kingston Pike. Several properties are for sale in that block.

Thanks very much for taking these factors into consideration, and for your service on the Planning Commission.