



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Oct.8 Meeting, Item #20 (10k-20-Rz) 4625 Asheville Highway Rezone Request of Lansden**

1 message

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**misssanlyn via Commission** <commission@knoxplanning.org>

Wed, Oct 7, 2020 at 2:47 PM

Reply-To: misssanlyn@aol.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: misssanlyn@aol.com

Dear Commissioners,

I have lived in East Knoxville in Holston Hills approximately 68 years. I am writing today to let you know I am against a rezone request by Mr. Carl Lansden which will be before you on Thursday, October 8th.

While it may be nice for better commercial development along Asheville Highway which is in this request, I do not believe the majority of acreage in the request should be developed with apartments. There are existing single family dwelling homes all along Carta Road with exception of Sunset Rill Apartments. This community does not need a large saturation of apartments as in Mr. Lansden's request. It will negate the long standing integrity of the neighborhood. It will be disruptive with additional traffic, noise, etc., on a very narrow road.

I am asking that you please reject the rezone application requested by Mr. Lansden.

Thank you very much for your consideration in this serious matter.

Sandra Stevens-Woodland  
5201 Green Valley Drive  
Knoxville, TN 37914

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: MPC Item #2010K-20 Rz 4625 Asheville Hwy. Rezoning request of Carl Lansden. Cal Lansden CG-1 zone 7 acres**

1 message

**'Timbsjo' via Commission** <commission@knoxplanning.org>

Wed, Oct 7, 2020 at 2:59 PM

Reply-To: timbsjo@aol.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

-----Original Message-----

From: Timbsjo &lt;timbsjo@aol.com&gt;

To: [commission@knoxplanning.org](mailto:commission@knoxplanning.org) <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>

Sent: Wed, Oct 7, 2020 2:56 pm

Subject: MPC Item #2010K-20 Rz [4625 Asheville Hwy.](#) Rezoning request of Carl Lansden. Cal Lansden CG-1 zone 7 acres

Timbs Jones  
4700 Holston Hills Road  
Knoxville, TN 37914

Regarding MPC Oct. 8 2020 meeting Item #20 10K-20 Rz 4625 Asheville Hwy, Rezoning request of Carl Lansden, Lansden Landmarks, CG-1 zone on 7 acres

Dear Commissioners,

I live in East Knoxville, specifically Holston Hills, which is across Asheville Hwy from the proposed rezoning.

I am asking, respectfully, that you deny the request.

Holston Hills is a residential area that will be adversely impacted by the increased traffic an additional high-density housing development at this property would bring. Chilhowie Drive (directly across Asheville Hwy) and Holston Hills Road and other streets are already overloaded with traffic and are the subject of traffic studies being conducted by the city. Holston Hills Road has no shoulder and no sidewalks. Speeding through the neighborhood is already a major safety issue. The speed limit on both streets is 25 MPH which is mostly ignored and speeding at 40- 50 MPH is the norm. This area does not need more through traffic and lack of safety that will be generated by the proposed development.

This is not a NIMBY request. The area within a small distance from the proposed property already contains several existing high-density developments. In fact, Holston Drive, (also directly across from the property) has 2 new high -density developments currently under construction which will add to traffic, congestion and less safety.

Commercial development on the 2 acres facing Asheville Hwy, would be acceptable but not the 5 acres facing Carta Road also a residential area.

Thank you for your consideration,

Timbs Jones

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

 **Timbs Jones MPC request.docx**  
13K

Timbs Jones  
4700 Holston Hills Road  
Knoxville, TN 37914

Regarding MPC Oct. 8 2020 meeting Item #20 10K-20 Rz 4625 Asheville Hwy, Rezoning request of Carl Lansden, Lansden Landmarks, CG-1 zone on 7 acres

Dear Commissioners,

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This is not a NIMBY request. The area within a small distance from the proposed property already contains several existing high-density developments. In fact, Holston Drive, (also directly across from the property) has 2 new high -density developments currently under construction which will add to traffic, congestion and less safety.

Commercial development on the 2 acres facing Asheville Hwy, would be acceptable but not the 5 acres facing Carta Road also a residential area.

Thank you for your consideration,

Timbs Jones



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Asheville Hwy. Property**

1 message

**Karen Bacon** <karen.bacon58@gmail.com>

Wed, Oct 7, 2020 at 2:58 PM

Reply-To: karen.bacon58@gmail.com

To: commission@knoxplanning.org

MPC Commissioner's

I have been a resident of Holston Hills since 1968. I am asking that you reject the zoning for item 20 Mr. Lansden property.

I think that the Commercial zoning for businesses would be great, we already have several low-income properties in the area and another one being built next to Kroger's. Single family residents for the back part of the property would have less traffic since this area already borders Carta Rd.

Thank you,  
Karen Bacon

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Subject: Oct 8 Commission Agenda — item 20, Lansden Property, 10K-20-RZ - Citizen Comment**

1 message

**mmward@sbcglobal.net** <mmward@sbcglobal.net>

Wed, Oct 7, 2020 at 2:21 PM

Reply-To: mmward@sbcglobal.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

October 7, 2020

To: Knoxville-Knox County Planning Commission

Re: Oct 8 Meeting, Item #20 (10K-20-Rz), [4625 Asheville Hwy](#),

Rezoning Request of Carl Lansden (&amp; Lansden Landmarks) — seeking CG-1 zone on 7 acres

Dear Commissioners,

My name is Mildred A. Ward. My husband James and I have lived at [5121 Green Valley Drive](#) in East Knoxville for 9 years. We are asking you to reject the rezoning request of Mr. Lansden (Item #20 (10K-20-Rz), [4625 Asheville Hwy](#)), as submitted.

A commercial zone would be welcome for the 2 acres facing Asheville Hwy, BUT NOT for the remainder of the 7 acres which are clearly residential. The internal 5+ acres should be limited only to residential use only because it borders Carta Road on the eastern boundary, which is primarily low-density single family residential.

In addition to the density issue, the Lansden application does not address impacts on these single-family homes and surrounding neighborhood. These include the traffic in and near Carta Road, as well as the impact of an additional 100 apartments on nearby Chillhowee Intermediate School and the children who walk to school there.

The MPC staff report **does not** address these impacts, but simply states that mixed use is allowable in this sector. That seems wrong, in that it that fails to address critical impacts and could permit future uses inappropriate for the surrounding neighborhoods.

Therefore, we respectfully request that the rezoning application for CG-1 on the entire tract be denied.

Sincerely,

James and Mildred Ward,

[5121 Green Valley Drive](#),[Knoxville 37914](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Oct 8 Commission Agenda — item 20, Lansden Property, 10K-20-RZ -Citizen Comment**

1 message

**NICHOLAS A DELLA VOLPE** <ndellavolpe@bellsouth.net>

Wed, Oct 7, 2020 at 12:19 PM

Reply-To: ndellavolpe@bellsouth.net

To: commission@knoxplanning.org

October 7, 2020

To: Knoxville-Knox County Planning Commission

Re: Oct 8 Meeting, Item #20 (10K-20-Rz), [4625 Asheville Hwy](#),

Rezoning Request of Carl Lansden (&amp; Lansden Landmarks) — seeking CG-1 zone on 7 acres

Dear Commissioners,

I live in East Knoxville, and have lived here for 46 years. I ask you to reject the rezoning request of Mr. Lansden as submitted.

A commercial zone would be okay for the acre or two facing Asheville Hwy, BUT NOT for the remainder of the 7 acres which are clearly residential in character. Those internal parcel 5+ acres should be limited to residential use only. The subject property borders Carta Road on the eastern boundary, which is residential, indeed single family residential, except for the SunRill apartments bordering along Asheville Hwy. The use is primarily low density residential.

Carta Road has at least 15 single family homes very near this property, and is part of a single family residential neighborhood with probably over 100 single family homes known as Chilhowee Hills. It's been like that since the 1950s (if not earlier). The Lansden application does not address the impact on these single family homes and surrounding neighborhood, nor the traffic in and near Carta Road, and the impact which dropping in some 100 apartments will have on nearby Chillhowee school and the children who walk to school there.

The MPC staff does not address this impact in its report. It simply goes off on some general notion that mixed use is allowable in this sector. Such impact is especially important since, after Recode, the MPC has dropped the older notion of planned development which allowed advance public review before a densely populated development proceeds. Here, the developer simply asks for a naked rezoning of the 7-acre tract to a more intense commercial use WITHOUT addressing the impact on roads, existing residential use, the schools, children walkable safety and other communal interests. That seems wrong however you parse it.

The bottom line is, regardless of any pretty architectural sketches, no future commercial uses are restricted on this property. The request is for a rezoning of this property for any commercial use listed in table 9-1 (for CG-1), even ones that would be extremely disruptive to the existing surrounding residential uses and the people who live there.

I therefore respectfully request that the rezoning application for CG-1 on the entire tract be denied.

Sincerely,

Nick Della Volpe,  
[5216 Crestwood Drive](#),  
[Knoxville 37914](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**MPC - Comments - Lansden Property.docx**

9K

October 7, 2020

To: Knoxville-Knox County Planning Commission  
Re: Oct 8 Meeting, Item #20 (10K-20-Rz), 4625 Asheville Hwy,  
Rezoning Request of Carl Lansden (& Lansden Landmarks) — seeking CG-1 zone on 7  
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Nick Della Volpe, 5216 Crestwood Drive, Knoxville 37914