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[Planning Commission Comment] File 1-E-21-RZ

1 message

Arthur Parris <beverlyrezoning@gmail.com>

Mon, Jan 4, 2021 at 10:19 AM

Reply-To: beverlyrezoning@gmail.com

To: commission@knoxplanning.org

Re: MPC File 1-E-21-RZ

Dear MPC Commissioners,

We continue to support the professional MPC staff's March 8, 2018 recommendation for this property. Due to the constraints, the property should be rezoned to Planned Residential with a maximum density of up to 1 dwelling unit per acre- 61 units total. (excluding the floodway and floodplain in determining the density)

Nothing has changed since March, 2018 that would warrant a change in the recommendation.

This site is very steep. Of the total 80 acres, only 22 acres are outside the Hillside-Ridgetop Protection area. Thirty-seven (37) acres have slopes above 15%, with more than 28 of those acres having slopes ranging from 25% to above 40%. Additionally, almost 19 acres are floodway.

Because this site is on White's Creek which is a major tributary of First Creek, flooding from this site will impact most of Knox County's 2nd district and will spill over into the 4th district in the city where millions of dollars were spent at Fairmont-Emoriland for flood control.

Letters in agreement with us regarding the density were sent to MPC in December 2019 by neighborhood groups including Alice Bell-Spring Hill Neighborhood, Tazewell Pike-Beverly Station Neighborhood Coalition, Oakwood-Lincoln Park Neighborhood Association, Fairmont-Emoriland Neighborhood Association, and Fountain City Town Hall, Inc. **(in total representing over 600 families not including the more than 100 homes immediately surrounding the proposed development with the same opinion, but do not have a neighborhood organization)**

At the March 6, 2018 agenda review meeting (3-D-18-RZ), MPC Director, Gerald Green, said about this property, **"This is the worst piece of property that has ever come before MPC."**

At MPC Agenda Review December 10, 2019, MPC Commissioner said, "This is the worst piece of property in Knox County." (much laughter from commissioners followed this remark)

The staff report for the March 8, 2018 meeting contained the following quotes:

"About 2/3's of the site is designated for Slope Protection Area on the sector plan. Disturbance of the site for residential lot construction should be limited, to the greatest extent possible, to areas outside the Slope Protection Area and away from the steepest portions of the site, as identified by the staff slope analysis." "Because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit density to no more than 1 dwelling unit per acre."

"Reasonable residential development may be permitted under the current agricultural plan designation, which allows consideration of PR (Planned Residential) zoning at a density of 1 dwelling unit per acre or less. **The steep slopes and floodway characteristics of the site make it unsuitable for a density greater than 1 dwelling unit per acre, therefore the sector plan amendment is not necessary. The requested PR zoning will allow the residential units to be clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.**"

"RECOMMEND County Commission APPROVE PR zoning at a density of up to 1 dwelling unit per acre."

Again, as we stated at the beginning of this letter, all of us were and are in agreement with the MPC professional staff at the March 2018 meeting regarding rezoning the proposed development to Planned Residential at a density of 1 dwelling unit per acre- 61 units total- thereby excluding the floodway and floodplain in determining the density.

Submitted on behalf of Tazewell Pike-Beverly Station Neighborhood Coalition by

1/6/2021

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Linda Chatham, Board Member

[4221 Tazewell Pike](#)

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This message was directed to commission@knoxplanning.org