

January 11, 2023

Knoxville-Knox County Planning  
City County Building, Suite #403  
400 Main St.  
Knoxville, TN 37902

SUBJ: REZONING REQUEST FOR 3418, 3424 & 3434 LINDEN AVE  
1-C-23-SP, 1-J-23-RZ, 1-C-23-PA

Dear Sirs/Madams,

Fifteen months ago, my daughter and I purchased our home at 3412 Linden Avenue. Although we were a bit skeptical and wary at first about moving to that area, we have discovered such a comfort and peace of mind on this quiet little one-block street.

Our property is located directly behind three commercial businesses that face Magnolia Avenue; so I do acknowledge that this area does include multifamily, office and commercial properties. However, there are currently only four buildings facing the street on this block, all of which are single family houses, and I am extremely concerned about the possibility of that changing.

I completely understand that anticipated plans to expand Chilhowee Park did not occur, and therefore the need to remove "PP" (Public Parks and Refuges) from the zoning designation. However, the request to change from RN-4 General Residential to RN-5 MDR/O (Medium Density Residential/Office) brings to mind images of offices and apartment buildings, which would definitely have an impact on the quiet, peaceful atmosphere that is currently ours on Linden Avenue. I would anticipate even further (negative) impact if group homes and halfway houses were added to the mix, which are listed as the intended plans of the applicant. Therefore, I respectfully request the Planning Commission to deny this portion of the zoning request and continue to classify these three properties as RN-4.

Thank you for your time.

Sincerely,

*Angela Bolin*

Angela Bolin  
3412 Linden Avenue  
Knoxville, TN 37914