

7-C-24-RZ -One Year Plan Amendment

7-D-24-RZ - Rezoning

7-D-24-SP - North City Sector Plan Amendment

Upon reviewing the application for zoning change from LDR/RN-1 to MDR/RN-4 to 5303 Jacksboro Pike (3225 Essary Drive) I am respectfully requesting denial to this request. The first stated standard to application for a zoning change is that the change is “necessary because of substantially changed or changing conditions in the area.” Having grown up in Fountain City, this area has remained the same as it was 30 years ago - primarily single-family dwellings with minimal turnover.

The other consideration for denial is the standard that the proposed change will not have a “direct or indirect adverse effect” on the community. This is untrue, on two fronts:

1) Both Essary and Jacksboro are single-lane roads, intersecting via a four-way stop. This is a high-volume area with school traffic and daily work commutes. Vehicles routinely back up two to three blocks multiple times daily, making it difficult for residents living on Rondo to pull onto Jacksboro Pike.

2) Vehicles associated with multi-family domiciles on this 1.34-acre tract would have great impact on the safety of the residents who this variance intends to serve as the property adjoins Fountain City Fire Station No. 15 on two sides. Residential traffic behind and beside this fire station could certainly impede the ability for them to respond to calls timely, with minimal risk to themselves and others.

This area of Fountain City is composed primarily of single-family dwellings and has retained its charm. The addition of apartments or multiple small homes at this busy, main intersection is not necessary. I respectfully request your consideration to retain the current zoning, in the best interest of our community.