



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please deny MPC agenda number 30, Jacob Dunaway

1 message

Margot Kline <margotkline@gmail.com>

Tue, Sep 10, 2013 at 12:42 PM

To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>, Laura Cole <cole5137@bellsouth.net>, Janice Tocher <jtocher@gmail.com>, bartcarey@comcast.net, rebeccalongmire@hotmail.com, artclancy3@gmail.com, gewart@georgeewart.com, makane1@bellsouth.net, Nathan Kelly <Nathan.J.Kelly@gmail.com>, Brian Pierce <brianpierce@mbiarch.com>, jwroth@qmwkx.com, wstowers@stowerscat.com, cflomax@hotmail.com, herb@claibornehauling.com, lenedna@bellsouth.net

Cc: Mark Donaldson <mark.donaldson@knoxmpc.org>, Mike.Brusseau@knoxmpc.org

Please DENY #30 Jacob Dunaway request for sector plan change and rezoning to Commercial (8-A-13-SP and 8-B-13-RZ)

Dear MPC commissioners,

The Council of West Knox County Homeowners members would like to thank the MPC staff for recommending DENIAL of the above item. We have great concern about the above agenda item, which has to do with removing Low Density Residential zoning from a parcel on Ebenezer Rd. and rezoning it Commercial.

The neighborhoods of Crestline, Woods at Bluegrass, Farrington, Westland West, and Charles Town Landing, in particular, which are located in the Bluegrass/Ebenezer area, appreciate the staff recommendation to DENY spot sector plan change and rezoning.

Limited planned commercial is located at major intersections on Ebenezer, but otherwise this road is entirely residential. More than 50 neighborhoods and three public schools are located within a 1.5-mile radius of the Dunaway property, and **the land on every side of the Dunaway property is residential.**

Homeowners and taxpayers who drive on Ebenezer every day to and from their homes ask you to please support the MPC staff recommendation and DENY the applicant's request for sector plan change and rezoning on items 8-A-13-SP and 8-B-13-RZ.

Thank you,

Margot Kline

Margot Kline
President, Council of West Knox County Homeowners

 9-10-13_DunawayMPC_letter_CWKCH.pdf
245K



Agenda Item No 30 Please oppose

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Sep 10, 2013 at 5:22 PM

No more commercial encroachment in this neighborhood. There is enough land zoned for commercial in the area. Please oppose.

John McPherson 9835 Kristi Drive

"The urge to save humanity is almost always a false front for the urge to rule." H. L. Mencken

"Socialism is a philosophy of failure, the creed of ignorance, and the gospel of envy, its inherent vitrure is the equal sharing of misery." - Winston Chruchill



Thursday meeting

1 message

Lucinda Albiston <lucindaalbiston@yahoo.com>
Reply-To: Lucinda Albiston <lucindaalbiston@yahoo.com>
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Tue, Sep 10, 2013 at 4:25 PM

As a homeowner in the Ebenezer Road area, I object to certain items on the agenda:

Item # 30: Let's not have any more commercial zoning on Ebenezer Road. The character of the area ia fragile as it is.

Item# 38: Northshore Center has a certain look--rowhouses, grenn areas, etc. Allowing apartments there would turn that lovely neighborhood into an urban mess.

Item #40: Please, no more 15-foot signs! I know that there will be retail shops there. Is it necessary to have signs that high? I don't think so.

Item #43: No apartments on Emory Church Road. That road is narrow and winding as it is. It does not need a 325 unit complex!

There's still some natural beauty in the area. Let's fight to keep it.

Thank you for your attention,

Lucinda Albiston
9218 Honors Way
Knoxville, TN 37922



Sept. 12 MPC items

1 message

ROBERT ALBISTON <rkalbi@bellsouth.net>

Tue, Sep 10, 2013 at 5:15 PM

Reply-To: ROBERT ALBISTON <rkalbi@bellsouth.net>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Cc: Margot Kline <margotkline@gmail.com>, Lucinda Albiston <lucindaalbiston@yahoo.com>

Dear MPC Members:

Lucinda and I wish to thank you for your thoughtful representation and abiding efforts to preserve and to further the residential character of our neighborhoods and quality of life. There are several important items appearing before you which we would like to comment on. in hopes of your continuing efforts.

1. Item 43. Huber Properties/Clearwater Partners LLC's request for approval of Use on Review poses several quite serious concerns in that this is a quiet residential area with many schoolchildren walking to and from school throughout most of the year. The Westland Drive traffic is already overly congested for protracted "surge times" and it is inappropriately used as a near race-track by commuters rushing from the Pellissippi Parkway and points west to Ebenezer Road. Further development of this kind should be curtailed and, if anything, speed tables installed. We most strongly oppose the onslaught brought about by such proposed use. Our address is 9218 Honors Way, Knoxville, 37922.

2. Item 30. The Jacob Dunaway request for rezoning of property on Ebenezer Road is opposed for reasons similar to those posted above. Ebenezer Road has likewise become a virtual racetrack overburdened by traffic that will only further threaten the safety of school children, walkers, runners, bicyclists, and normal drivers. We trust that you will protect this heavily residential area from such rezoning.

3. Item 38. The Flournoy Development request for approval of Use on Review is yet another ad hoc request that would put school children and residents at risk under the pressure of increased heavy traffic by further commercial development. The developer promised to leave the property in question as TC-1 residential in the seeking of permission to build the Publix and Target. Again, degradation of an important residential community can be furthered by approval of zoning change. We stand oppose it.

4. Item 40. D&M Holdings' use request involves two 15 foot pedestal signs. We stand with our neighbors in having them stick with a single 10-12 foot pedestal sign. We trust the MPC will exert leadership in this and other decisions in an effort to roll back the signage "arms race" that has become the blight of Knoxville.

Item 5. Daniel Levy AIA's use request involves location of the entry to their plan to build an assisted living facility on Northshore and Toole's Bend. We support the driveway being off Toole's Bend, rather that cut into Northshore.

Again, we thank you and look forward to hearing of your responses on Thursday, Sept. 11.

With warm regards,

Robert and Lucinda Albiston