
Fwd: 3222 Kingston Pike

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Feb 10, 2014 at 2:55 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **lynda speckhart** <lspeckhart@yahoo.com>

Date: Mon, Feb 10, 2014 at 2:42 PM

Subject: 3222 Kingston Pike

To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Mr. Donaldson

I am very much opposed to the rezoning at 3222 Kingston Pike. I live at 3411 Kingston Pike and it is difficult enough getting out of my driveway with the heavy traffic. Adding multiple housing at this address shows the lack of sensitivity to the problematic traffic situation as well as the demolition of another historic home.

I plan to attend the meeting on Thurs.

Lynda Speckhart



Fwd: Property at 322 Kingston Pike

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:02 AM

----- Forwarded message -----

From: **Dale Liles** <daleflax@bellsouth.net>
Date: Mon, Feb 10, 2014 at 3:38 PM
Subject: Property at 322 Kingston Pike
To: contact@knoxmpc.org

I am opposed to anything but a single unit building at 322 Kingston Pike. Kingston Pike cannot safely have any additions to its traffic.

Magdalene P. Liles
2142 Cherokee Blvd.
Knoxville, TN 37919
[865-525-5941](tel:865-525-5941)



Fwd: 3222 Kingston Pike

2 messages

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:04 AM

----- Forwarded message -----

From: **Sallie Namey** <sallie@nameydesign.com>
Date: Mon, Feb 10, 2014 at 9:10 PM
Subject: 3222 Kingston Pike
To: contact@knoxmpc.org

Dear Metropolitan Planning Commission,

My husband and I are strongly opposed to the rezoning of the Christenberry home at 3222 Kingston Pike, from R-1 to RP-1.

As homeowners in Sequoyah Hills, we chose to invest in this neighborhood for its 1) historical appeal, 2) single-family homes, and 3) location. A change in the zoning laws will put all of these benefits at risk for the following reasons:

1) Historical Appeal. Sequoyah Hills has something unique to Knoxville - a deep living history with beautiful old homes. This particular investor does not live in our area or have the emotional and financial investment in our community that Sequoyah Hills homeowners have. He plans to buy the property for approximately \$1,000,000, tear down an architecturally significant home, build dime-a-dozen duplexes, and sell them for a grand total of approximately \$12,000,000 to 14,400,000. After meeting with him last week, it became very apparent that he has nothing in his eyes but dollar signs. The Kingston Pike - Sequoyah Hills Association has begged the developer to preserve the home and build on the few acres behind it, but he will not acknowledge the request. He says the home is not salvageable, but after touring it myself last week, it appears to be a breathtaking home. Historical Architect & Councilman Duane Grieve also inspected the house and insists it CAN be saved. In fact, he previously looked at it with another developer, who planned to restore the home. This home has been listed by The Hughes Properties for less than a year, and it has already been under contract TWICE. The first buyer wanted to restore it for his family. This home CAN be sold to a buyer who will respect it. Further, although Chris Christenberry is selling the home, his family is divided in the idea to demolish it.

2) Single-Family Homes. If this home is converted from R-1 to RP-1, it will be the first time for Sequoyah Hills in approximately 40 years. As neighbors, we are so worried that this will open the floodgates for other homes to be demolished to take their land. Our biggest investment, our home, is at risk of losing tremendous value if the integrity of Sequoyah Hills is compromised. If any historical home is, in fact, not salvageable, then it is understandable to raze it. But then another single-family home should be built, not multi-family dwellings. Further, the Christenberry land has nearly FIVE acres. That land could easily be divided into a few waterfront lots for single-family homes, but the profit wouldn't be as high for the developer, so he has scoffed at that idea.

3) Location. A huge deciding factor in our home purchase was the location. We are located close to both downtown and Bearden, with Kingston Pike being the Scenic Highway that easily connects the areas. However, Kingston Pike is becoming more and more congested, and the multi-family duplex is estimated to create approximately 300 - 400 more car trips on our stretch of the Pike, per day. Further, that increase in traffic is at one of the most accident-prone curves of our entire City. Even if a red-light were installed, it would mean drivers flying around a curve to an abrupt stop. This is a very dangerous proposition.

For primarily these reasons, I hope you will join me in opposing the rezoning request.

Sincerely,
Sallie Namey

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 8:05 AM

----- Forwarded message -----

From: **Stephanie Speckhart** <msspeckhart@gmail.com>
Date: Tue, Feb 11, 2014 at 3:38 AM
Subject: 3222 Kingston Pike
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

To whom it may concern,

I am writing to voice my concern for the property at 3222 Kingston Pike in the developer' s bid to acquire a zone change to RP-1 Planned Residential. I object to the change and it is my hope that the MPC will deny this permit.

I have resided in Sequoyah Hills for close to 36 years. What I love most about the neighborhood is the diverse style of architecture and mix of older homes. Tearing down the house at 3222 Kingston Pike would be a terrible loss to the Sequoyah Hills section of Kingston Pike. The added burden of traffic entering that section of Kingston Pike would make the blind curve there even more dangerous.

I sincerely hope that the MPC rejects the request of the developer and listens to the desires of the residents of the immediate area who would be most impacted by this decision.

Sincerely,

Stephanie Speckhart
3552 Talahi Dr.

Sent from my iPad



Fwd: re 3222 Kingston Pike

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Feb 11, 2014 at 8:34 AM
To: Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: 1-F-14-RZ

----- Forwarded message -----

From: **Doug Renfro** <doug.w.renfro@gmail.com>
Date: Mon, Feb 10, 2014 at 6:28 PM
Subject: re 3222 Kingston Pike
To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Michael, as a homeowner on nearby Hillvale Turn East I am concerned and would like to express my opposition to the rezoning of 3222 Kingston Pike from its current status as single-family residential to multi-family residential.

Please confirm that this email has reached the correct and appropriate planning commissioner.

Thank you

Doug Renfro
865-209-8344

Sent from my iPad

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: 3222 Kingston Pikr

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Feb 11, 2014 at 8:34 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Re: 1-F-14-RZ

----- Forwarded message -----

From: **Helen McLean** <bettmclean@gmail.com>
Date: Mon, Feb 10, 2014 at 6:32 PM
Subject: RE: 3222 Kingston Pikr
To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Michael and the MPC,

I am writing to let you know I am very opposed to the demolition and rezoning of the property at 3222 Kingston Pike. My objection has to do primarily with historic preservation of the classic craftsman home. In addition I am opposed to the re-development of the property to a multi-family residential. I stand with KP-SHA in their desire to preserve the homes and beauty of our neighborhood. I am a longtime resident of the nearby street Hillvale Turn E. This decision could impact my street in the future.

Sincerely,
Bett McLean
448 Hillvale Turn E.

Sent from my iPad

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: Proposed rezoning of 3222 Kingston Pike

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Mon, Feb 10, 2014 at 8:23 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **Jim Johnston** <jjohnston356@me.com>
Date: Mon, Feb 10, 2014 at 5:52 AM
Subject: Proposed rezoning of 3222 Kingston Pike
To: mark.donaldson@knoxmpc.org

I would like to register my strong opposition to the proposed rezoning of 3222 Kingston Pike from single family residential to multi-family residential. I am gravely concerned about the substantially increased safety risks associated with the plan to build 18 to 28 duplex housing units on this site - a site with a long history of traffic wrecks on a dangerous curve. I am no less concerned about tearing down yet another of Knoxville's finest historical residences. One by one over the years, we have transformed the look of KP in a direction that sacrifices some of the beauty of the city that we cannot replace.

Jim Johnston
493 Cherokee Blvd



Fwd: Rezoning of 3222 Kingston Pike

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Feb 10, 2014 at 2:12 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: 1-F-14-RZ

----- Forwarded message -----

From: **Patricia Maffeo** <pmaffeo@earthlink.net>

Date: Mon, Feb 10, 2014 at 1:19 PM

Subject: Rezoning of 3222 Kingston Pike

To: michael.brusseau@knoxmpc.org

Dear Mr. Brusseau,

I am writing to oppose the permit request to rezone 3222 Kingston Pike to allow “planned residential development.” The neighborhood is now zoned for single family. Allowing this rezoning would change the character of the neighborhood and create traffic or other problems. Please oppose this request.

Patricia A. Maffeo, Ph.D.

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:(865)215-2500)
Fax: [\(865\) 215-2068](tel:(865)215-2068)
www.knoxmpc.org



Request for zoning change of 3222 Kingston Pike

1 message

gciz@comcast.net <gciz@comcast.net>
To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>
Cc: amcintyre109@gmail.com, hilowlast@gmail.com

Mon, Feb 10, 2014 at 1:45 PM

Dear MPC Commissioners:

I support KP-SHA's opposition to the requested rezoning of a parcel of land in our neighborhood from single-family residential to multi-family residential. I believe that converting 3222 Kingston Pike to accommodate "planned residential development" would unnecessarily destroy a historic home, create traffic safety problems, and be an ill fit with the nature and character of the Sequoyah Hills/Kingston Pike neighborhood. We would like to protect and enhance the beauty and architectural diversity of our historic single-family dwellings and the R-1 Low Density zoning designation of Kingston Pike through our neighborhood. Our family contributes to projects in Sequoyah Hills to beautify the neighborhood and restore the original design and elegance of Talahi Park, and the proposed development would not enrich our unique, family-friendly neighborhood.

Thank you for your serious consideration of this matter and your responsiveness to the desires of the community's residents.

Sincerely,
Celia M. McCullough



Fwd: NO Kingston Pike Rezone!

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Mon, Feb 10, 2014 at 11:24 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **Anne McIntyre** <amcintyre109@gmail.com>
Date: Mon, Feb 10, 2014 at 11:19 AM
Subject: NO Kingston Pike Rezone!
To: mark.donaldson@knoxmpc.org

Dear Mr. Donaldson:

I am **strongly** opposed to rezoning the property at 3222 Kingston Pike from R-1 to multi-family residential.

This is already a very difficult and dangerous stretch of Kingston Pike for vehicles wanting to get on or off it. Dangerous for those who want in or out –and for those driving through the area.

This stretch of Kingston Pike is a City and County treasure. Of course, that's why developers covet land there –but it won't remain a treasure if over-developed.

Rezoning to multi-family residential at that site would be a danger to the entire R-1 Sequoyah Hills neighborhood that it so beautifully borders. A dangerous precedent.

The City and County would like increased property taxes from this property, I'm sure. But it would be a foolish in the long-term as it would make vulnerable the values of other properties in the area.

Respect the resident home-owners and the many who enjoy this lovely neighborhood: DENY the requested rezoning.

Anne McIntyre
4211 Taliluna Avenue
37919

Fwd: [Knoxville-Knox County Metropolitan Planning Commission] New message from Ramsey Garza

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Feb 10, 2014 at 12:28 PM

----- Forwarded message -----

From: **Facebook** <notification+mh33j13d@facebookmail.com>
Date: Mon, Feb 10, 2014 at 12:27 PM
Subject: [Knoxville-Knox County Metropolitan Planning Commission] New message from Ramsey Garza
To: contact@knoxmpc.org

Conversation between [Knoxville-Knox County Metropolitan Planning Commission](#) and [Ramsey Garza](#)**Ramsey Garza**

4:57pm Feb 10

My name is Ramsey Garza, and I am writing in response to the rezoning that may be happening on Kingston Pike through Sequoyah Hills. As I understand it there will be a vote February 13th. Please vote "no." I moved here from Memphis when I was 17 as a UT student. I remember falling in love with Knoxville because of Sequoyah Hills. After my husband completed his military service in Virginia, we decided to move to Knoxville, build our family in Sequoyah Hills, and build his practice in Knoxville. We purchased a home, renovated it, and purchased another one in Sequoyah Hills once we out grew that one. I truly believe that creating a multifamily complex will take away from this scenic pocket of homes on Kingston Pike.

This very small area is very visible to all of Knoxville. When new students visit UT, Sequoyah Hills and Bearden are an extension of campus. Even if visitors do not venture into Sequoyah Hills, they see beautiful historic homes sitting on the river, and I don't know anyone who doesn't find these homes stunning in the fall on the way to a game. As you can see I have a very emotional tie to this neighborhood, but my emotional tie has translated into a very financial tie. I am heavily but happily invested in our neighborhood. No one picks a home, and gets excited to see a multifamily home next to it. We have too much traffic. Our older homes almost always need renovations. Private schools, which we are not using, are much further west. Even our smaller homes have high per square footage price tags. That part of Kingston Pike is either congested during peak times or people are flying through there, sometimes from one of our less than savory bars on the strip. We appeal to a unique buyer who is willing to deal with all of that to get the character, history, and beautiful views. If it is rezoned, we lose the history and the character. Traffic is increased, and I can't imagine these narrow roads can manage much more.

You have the power to protect the beauty of Knoxville. These are not just fancy houses on the river as I once thought as a Freshman in college. They create a tone for Knoxville. I understand why a developer would want to put as many houses as they can on that lot or any lot around here. It's a beautiful area and very desirable, but I truly believe that we would lose the desirability if it starts being rezoned.

Thank you for listening,
Ramsey Garza

[View Conversation on Facebook](#) · Reply to this email to message Ramsey Garza.

This message was sent to contact@knoxmpc.org. If you don't want to receive these emails from Facebook in the future, please [unsubscribe](#).

Facebook, Inc., Attention: Department 415, PO Box 10005, Palo Alto, CA 94303



Fwd: Comment on Planned Residential Development at 3222 Kingston Pike

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Feb 10, 2014 at 11:23 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **W Thompson** <wthomps4@bellsouth.net>

Date: Mon, Feb 10, 2014 at 11:16 AM

Subject: Comment on Planned Residential Development at 3222 Kingston Pike

To: mike.carberry@knoxmpc.org

Cc: mark.donaldson@knoxmpc.org

I would like to comment on a proposal to rezone 3222 Kingston Pike to accommodate a "planned residential development." I live near this area and travel down KP at least once per day, either to UT campus or UTMC hospital.

I have seen residents struggling to get out of their driveway during busy traffic, especially if they must cross the street to go in the other direction. It is only a frustration to them while **waiting in their driveway to get out, but it presents a danger to everyone when they are returning and stopped on KP – **waiting to cross in front of oncoming traffic to get back into their driveway**. Unless both lanes heading in the opposite direction were to stop for them (a very unlikely scenario), that stretch of road quickly backs up for many blocks as other drivers try to squeeze into the other lane.**

Are you planning on placing a stoplight at the entrance to this development? If so, you would create additional problems at what is already a heavily congested route.

Wayne L Thompson

1028 East Nokomis Circle.



Fwd: Kingston Pike rezoning

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Mon, Feb 10, 2014 at 8:39 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **Sharon M Pryse** <spryse@thetrust.com>
Date: Sun, Feb 9, 2014 at 8:53 PM
Subject: Kingston Pike rezoning
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

> We live at 3024 Kingston Pike. I look forward to more neighbors in our neighborhood and support the rezoning on Kingston Pike. Responsible rezoning for housing would be a good addition to our neighborhood.

Sharon J Pryse
President
The Trust Company
4823 Old Kingston Pike
Suite 100
Knoxville, Tn 37919
[865.673.3560](tel:865.673.3560)
spryse@thetrust.com
www.thetrust.com