
Fwd: Rezoning

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

Wed, Feb 12, 2014 at 8:44 AM

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

From: **Asti, Lance Alexander** <lasti@utk.edu>
Date: Tue, Feb 11, 2014 at 5:44 PM
Subject: Rezoning
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

It has come to my attention that the Metropolitan Planning Commission will be voting to rezone 3222 Kingston Pike from a R-1 to an RP-1. I am quite fearful of the potential impact this action would have and the precedent it could set for this area.

- 1) Traffic down Kingston is already quite busy during rush hour and without a median, rather dangerous. Adding multi-family units would only add to the traffic, congestion, and chaos on that treacherous strip of Kingston Pike.
- 2) Currently, the drive down Kingston Pike is one of the most beautiful and historic in all of Knoxville. I greatly enjoy the commute home each night, enjoying the magnificence of each of the homes along that stretch of Kingston Pike. While 3222 is in disrepair, I would love to see an investor keep the historic look of the drive. I'm sure with patients, that home can be another gem along Kingston Pike.
- 3) My fear is that once one condo goes up, more will be soon to follow. I would hate to see the precedent set that would lead to a future deterioration of one of Knoxville's most beautiful drives.

I am confident the Planning Commission has already taken these and countless other factors into consideration and will make a quality decision. Please also take into consideration the families that currently live in the area and the impact this decision will have on them. I am quite optimistic in the direction the City of Knoxville is heading and trust that it can be a model city for much of the United States to look to for inspiration.

Thank you for the work you do for my hometown!

Lance Asti
Assistant Swimming Coach
University of Tennessee | Allan Jones Aquatic Center
2200 Andy Holt Ave. | Knoxville, TN 37996
Office: [865.974.2292](tel:865.974.2292) | Cell: [865.313.5463](tel:865.313.5463) | Fax: [865.974.1287](tel:865.974.1287)
www.UTSports.com/swimming



Fwd: rezoning

1 message

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

Wed, Feb 12, 2014 at 8:46 AM

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

From: **Albert F.G. Bedinger** <ab@bedinger-eng.com>
Date: Tue, Feb 11, 2014 at 8:42 PM
Subject: rezoning
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please do not permit rezoning of the property occupied by the single family home at 3222 Kingston Pike.

Thank you.

Al Bedinger

642 Scenic Dr.



Fwd: 3222 Kingston Pike

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

Tue, Feb 11, 2014 at 1:54 PM

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

From: **Cherry, Chris R (Christopher Cherry)** <cherry@utk.edu>
Date: Tue, Feb 11, 2014 at 1:41 PM
Subject: 3222 Kingston Pike
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Planning Commissioners:

As a citizen, I am writing to object to the rezoning of 3222 Kingston Pike from R-1 to RP-1. I echo the sentiment of many of my neighbors: that stretch of roadway is unsuitable for higher density development. A development of that sort will exacerbate safety and operations problems on Kingston Pike. This is reflected in the traffic control needed for the churches along the corridor, even in off-peak hours/days. This could be remedied with dramatic complete-street redesign of Kingston Pike in that section, but I'm afraid that won't happen anytime soon. It could also create some challenges with conforming to existing land uses.

I support well-planned higher density transit oriented development in the urban core, including in Sequoyah Hills. I view development of that parcel inconsistent with the needs of the city or the neighborhood in the short or long term. The building on that parcel should be restored or replaced by an equivalent single-family home.

I will not be able to attend the meeting Thursday.

Chris Cherry
1305 Beacon Hill Ln
Knoxville, 37919



Fwd: REZONING OF 3222 KINGSTON PIKE

1 message

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

Wed, Feb 12, 2014 at 8:46 AM

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

From: <edleingroup@aol.com>
Date: Tue, Feb 11, 2014 at 8:25 PM
Subject: REZONING OF 3222 KINGSTON PIKE
To: contact@knoxmpc.org

Dear City Commisioners,

Please allow me to get right to the point. My husband and I purchased a home in Sequoyah Hills a year and a half ago when we relocated from Dallas, Texas. Between our purchase price (which was the full asking price) and renovation we have invested a million dollars into our 1928 Barber McMurray designed home. We did not look at any other neighborhood as we were not interested in any other neighborhood in this city or this state. We strongly oppose the rezoning of 3222 Kingston Pike for several reasons:

- 1.) The developer's only interest is profit driven.
- 2.) When one historical home falls for redevelopment it is the beginning of the end for those around it. Every old home on Kingston Pike would eventually be demolished for multi-family living or eventually multi-use business/residential purposes.
- 3.) This area is a historical, single family home area which was a large part of the draw that brought us here.
- 4.) To start rezoning this area and destroy the integrity and history of a neighborhood that brings in a lot of tax revenue and disposable income to support other businesses is a huge mistake.
- 5.) Should this action pass it certainly gives us great pause in going forward with planned improvements to this home (improvements that employ local contractors, architects, plumbers, concrete companies etc).

In closing it is worth adding that we have been actively urging other family and friends to move to this location as well. This certainly will put a stop to that process given the unknown future of our neighborhood. We are fortunate as we have the ability and means to relocate to a state/a neighborhood where we don't have to worry about eventually being surrounded by rental properties.

Rita & Sanford R. Edlein
615 Oakhurst Drive
Knoxville, TN 37919
[865-249-7319](tel:865-249-7319)



Fwd: 3222 Kingston Pike (Christenberry Home) - rezoning hearing

1 message

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

Tue, Feb 11, 2014 at 12:06 PM

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

From: **Melinda Ethier** <melindaethier@gmail.com>
Date: Tue, Feb 11, 2014 at 11:54 AM
Subject: 3222 Kingston Pike (Christenberry Home) - rezoning hearing
To: contact@knoxmpc.org

Dear MPC Members,

As President of the Sequoyah Hills Preservation Society I would like to register my Board's **strong opposition** to a request to rezone the above referenced property from R -1 to RP -1.

It is a constant struggle for our historic Sequoyah Hills – Kingston Pike neighborhood to remain “**a neighborhood**”.

The Christenberry home at 3222 Kingston Pike is a historic home located on one of Knoxville's few “Scenic Highways”. This fact alone should be enough for MPC to deny the rezoning request.

But perhaps the more detrimental aspect of rezoning would be the traffic safety on this stretch of Kingston Pike. The area in question is on a dangerous curve on Kingston Pike; the volume of traffic and the traffic speed is already an issue along our neighborhood section of Kingston Pike. Adding more vehicle egression is not in the best interest of our neighborhood or road safety.

I thank you for your consideration of our concerns.

Sincerely,

Melinda Ethier

821 Woodland Court

[865-661-5591](tel:865-661-5591)



Fwd: NO to rezoning 3222 Kingston Pike!

1 message

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

Tue, Feb 11, 2014 at 10:48 AM

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

From: **Vicky Gardner** <vickygardner@mac.com>
Date: Tue, Feb 11, 2014 at 10:46 AM
Subject: NO to rezoning 3222 Kingston Pike!
To: contact@knoxmpc.org

Please do not allow 3222 Kingston Pike to be rezoned. It is important that we preserve the dignity and elegance of Kingston Pike and Sequoyah Hills so we can rank with cities like Charleston and Savannah in preserving our treasures from the past.

Fwd: 3222 Kingston Pike

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

Wed, Feb 12, 2014 at 8:45 AM

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

From: **Caroline Levenson** <caroline.m.levenson@gmail.com>
Date: Tue, Feb 11, 2014 at 8:12 PM
Subject: 3222 Kingston Pike
To: contact@knoxmpc.org

I am a resident of Sequoyah Hills and oppose the re-zoning and planned development of 3222 Kingston Pike. This very small area of Knoxville has such historic value and this would disrupt that history and diminish the value of our neighborhood. The home that sits there now is beautiful and just needs time to find the right buyer. My husband and I own the Knoxville RE/MAX offices and thoroughly understand how long such an expensive home that needs to much work can take to sell. But I do believe that the right investor will come along and restore it to its intended beauty in due time.

Please reconsider the rezoning request and let this small sliver of Knoxville's history remain intact.

--

*Please note updated address

Caroline M. Levenson
RE/MAX Preferred Properties
10820 Kingston Pike, Suite 14
Knoxville, TN 37934
[865.218.1162](tel:865.218.1162) (office)
www.carolinelevenson.com





Fwd: rezoning of 3222Kingston Pike

1 message

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

Tue, Feb 11, 2014 at 1:13 PM

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

From: **Sabine McWhirter** <sabinemcw@gmail.com>
Date: Tue, Feb 11, 2014 at 1:12 PM
Subject: rezoning of 3222Kingston Pike
To: contact@knoxmpc.org

I am opposed to the request of rezoning 3222 Kingston Pike. I live in Sequoyah Hills and all of my kids have gone to the preschool that is next to this house. The preschool is at the Methodist church. The traffic would increase, to a dangerous level. I hate to see historic home torn down so that many people can live on the same land. I also think the enviromental impact would be large and negative. From what I can see of the land it is steeply slopped down to the river. I don't think anyone could easily build duplexes or condos on that land.

Please consider denying this rezoning. I believe a buyer will come along one day to buy this house and live there.

-Sabine McWhirter



Fwd: NO rezoning 3222 Kingston Pike

1 message

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

Tue, Feb 11, 2014 at 1:55 PM

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

From: **Ellen Rochelle** <govols@comcast.net>
Date: Tue, Feb 11, 2014 at 1:48 PM
Subject: NO rezoning 3222 Kingston Pike
To: contact@knoxmpc.org

Dear MPC members,

Please, DO NOT rezone 3222 Kingston Pike. Keep this as a single-family residential property. This section of Kingston Pike is much too traveled and busy already. It is a Scenic Route of Historical Significance, and it needs to be preserved. Tell the developer to build elsewhere and leave our beautiful neighborhood as it is.

Thank you,

Ellen Rochelle
Resident, Kingston Pike
Knoxville, TN 37919
[865-254-0409](tel:865-254-0409)

Independent Associate
LegalShield Services Inc
[\(865\) 254-0409](tel:865-254-0409)

erochelle.legalshieldassociate.com



Fwd: Kingston Pike Rezoning

1 message

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

Wed, Feb 12, 2014 at 8:47 AM

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

From: **Jay Schmid** <jds4218@gmail.com>
Date: Tue, Feb 11, 2014 at 10:00 PM
Subject: Kingston Pike Rezoning
To: contact@knoxmpc.org

MPC Commission:

Being born and growing up in Knoxville, and having lived in our similar size cities in the past, I can appreciate the special qualities of the Neyland Drive to Lyons View Pike segment of Kingston Pike. I do not think the proposed rezoning at 3222 Kingston Pike is appropriate. This stretch of road is already crowded with traffic at peak times and is very close to a significant curve. Adding additional density housing to this property would increase, in my view, the potential for accidents and injury. It would also be out of character for the neighborhood. Tearing down the house would be a mistake.

Please distribute this to the commission members in advance of the meeting Thursday.

Thank you for your consideration.

James Schmid
4218 Hiawatha Drive
Knoxville TN 37919



Fwd:

1 message

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

Tue, Feb 11, 2014 at 12:01 PM

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

From: **GEORGE E SHACKLETT** <shack11@bellsouth.net>
Date: Tue, Feb 11, 2014 at 11:04 AM
Subject:
To: contact@knoxmpc.org

To the Knox MPC

We oppose the rezoning of 3222 Kingston Pike from R-1 Low density to RP-1 Residential.

We are against removing a single family home, which for years has for years been a part of historic neighborhood and replacing it with multi-family units.

In addition, the increase in residents in an already dangerous segment of Kingston Pike, would make for a traffic hazard on this section.

Thank you for your consideration,

George and Patricia Shacklett
2136 Cherokee Boulevard.



Fwd: Please vote NO to the RP-1 Zoning Request for 3222 Kingston Pike

1 message

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

Wed, Feb 12, 2014 at 8:47 AM

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From: Lisa walsh <lisawalsh74@yahoo.com>
Date: Tue, Feb 11, 2014 at 11:50 PM
Subject: Please vote NO to the RP-1 Zoning Request for 3222 Kingston Pike
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear MPC Commissioners,

As you are the voice speaking and acting on behalf of the citizens of Knoxville, I urge you to please vote NO to the RP-1 zoning request for 3222 Kingston Pike. This stretch of Kingston Pike is a scenic and historic road. To remove the historical housing and make a new residential neighborhood goes against what makes the Kingston Pike-Sequoyah Hills community so unique to Knoxville and will add traffic safety concerns as never before seen on Kingston Pike.

In 2003, the property at 3106 Kingston Pike sold for 1.8 million to John Trotter. To my understanding, the house on 3106 was in a similar state of disrepair as 3222 Kingston Pike with the 3.5 acres of land being the value in that purchase. Mr. Trotter has beautifully and magnificently restored the original dwelling. 3222 Kingston Pike was first put on the market eight years ago just as the economy was crashing. For quite some time the house sat empty, but in the past year, with a revitalization in the housing market, a new realtor who advised the owner to clear out the overgrowth of thorny brush and trees opening up the lake access, and pricing the parcel at just \$1million dollars, this 4 acre water-front property has been under contract twice. There is no need for this historical Knoxville house to be torn down and replaced by multi-unit new builds. With the current marketing strategies in this current housing market, 3222 Kingston Pike will sell to a buyer who desires a lakefront estate.

In addition to the scenic and historical significance of rezoning 3222 Kingston Pike, there are safety issues. Being a historical stretch of highway, this portion of Kingston Pike was never designed to have the amount of entries and exits that a multi-unit housing development would bring to this stretch of road. The curve and hill where the property sits is extraordinarily dangerous. The owner kindly allowed me to have a tour through his house. As I was trying to exit the driveway around dusk, I barely escaped getting hit by an oncoming vehicle. To have 300-400 cars, yard vehicles, and construction equipment entering and exiting this stretch of highway every day will add exponential danger and congestion to Kingston Pike. If you are inclined to vote yes, I would urge you at the very least to perform an in-depth traffic analyses taking into consideration the traffic of the new Walmart and Publix stores.

This stretch of Kingston Pike has held its unique historical attributes for many, many years because it is what the surrounding neighborhoods and people of Kingston Pike-Sequoyah Hills desire in a neighborhood. Please, vote for what the people desire and do not let contractors take the one remaining, truly unique, magnificently beautiful stretches of Kingston Pike.

Sincerely,

Lisa Walsh



Fwd: Rezoning

1 message

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

Tue, Feb 11, 2014 at 3:25 PM

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

From: **Susan Wright** <zussers@gmail.com>
Date: Tue, Feb 11, 2014 at 3:19 PM
Subject: Rezoning
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Hello,

I wanted to voice my opposition to the rezoning of 3222 Kingston Pike from Residential to Planned Residential. The part of Kingston Pike west from Neyland Dr. to Western Plaza is the most beautiful section of that road due to the older, stately homes. Rezoning one home will set a precedent for possible rezoning of other homes in the future; jeopardizing this unique section of Kingston Pike. Also, traffic in this area will no doubt increase when the planned Walmart/Publix project is completed. Adding a multi family development will only compound the traffic issue. Thank you for allowing me to voice my opposition.

Sincerely,

Susan Wright
3614 Hillvale Circle
Knox, Tn 37919

Sent from my iPhone