



Rezoning of 2815 Maryville Pike

1 message

Jaci <jaci.fryxell@gmail.com>

Thu, Feb 6, 2014 at 3:06 PM

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

I am a resident of 3116 Foster Lane which is a short dead end lane off Maryville Pike, which enters almost exactly across from where Old Maryville Pike enters . This letter is written in opposition to the request to Rezone 2815.

My opposition is based on the following:

1. Safety: current entry from Foster lane to Maryville Pike can be dangerous, because it is located between two curves. There is little or no shoulder on Maryville Pike. Any business in this area would increase traffic entering an area that already has complications .
2. We have been residents here for 27 years and are happy for the quiet environment. Traffic has increased on Maryville pike over the years but we are grateful for a lack of business congestion in the immediate environment and would like it to remain so.
3. Another concern is in regard to the type/ style of business that might be considered. I feel that almost anything would lower our property values and decrease resale potential. Once a rezoning has taken place we lose further control of maintaining a family oriented residential neighborhood.

I am very interested in attending the hearing on Feb 13 at 1:30 pm and would appreciate being notified of any changes.

Thank you for your serious consideration,
Jaci Fryxell

Sent from my iPad



About rezoning our neighborhood: starting with 2815 Maryville Pike

1 message

Angelique Faller <angeliquefaller@yahoo.com>

Mon, Feb 10, 2014 at 9:22 PM

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

Cc: "fryxell.ceibs@gmail.com" <fryxell.ceibs@gmail.com>

To whom it may concern,

We are a family with three young boys and a teenage driver at 3101 Foster Lane. Being that our Lane is a short distance from 2815 Maryville Pike, we strongly oppose this rezoning request.

We enter Maryville Pike from our Lane at least 2-6 times a day getting our children to and from school. Over the past several years, traffic on Maryville Pike and John Sevier Highway have increased dramatically. The introduction of commercial property will bring an increase pressure to a stretch of road that is already burdened by heavy traffic. An increase of traffic will make entering and exiting our Lane more difficult and put our family and our neighbors at risk.

Our family has lived here for over 20 years and has enjoyed a peaceful residential environment. Commercial development will challenge our ability to maintain that experience and could negatively affect our neighborhood's property value.

Thank you for your attention in this matter.

Sincerely,
Kent and Angelique Faller
3101 Foster Lane
Knoxville, Tn 37920



Minor correction to opposition to rezoning from RB to NC at 2815 Maryville Pk

1 message

Gerald Fryxell <fryxell.ceibs@gmail.com>

Fri, Feb 7, 2014 at 9:34 AM

To: bettyjo.mahan@knoxmpc.org

Yesterday I was told that it was the last day for emailed submissions to be included in information packets for review prior to the rezoning hearings on Feb. 13th. Consequently, in my haste I made one assertion in my opposition which was in error (in third section).

In my statement I made reference to developments at 2923 Old Maryville Pike that may be a reflection on what could occur in the event of the commercialization of the property in question. In reviewing KGIS maps I found that the property at 2815 is deeded to Anne Key; whereas the property at 2923 is deeded to Darrel Norris.

Although they are related (i.e., brother and sister I am told) it would seem to be inappropriate to infer the intentions/actions of one from the other. It is accurate, however, the claim that together they own multiple contiguous properties and cooperate in the management of those parcels. Thus, this is a minor correction that does little to assuage our concerns (speaking for the residents of Foster Lane).

Gerald Fryxell
3116 Foster Lane



zoning change on Maryville Pike

1 message

Polly Murphy <pollymurph@comcast.net>

Thu, Feb 6, 2014 at 4:24 PM

To: bettyjo.mahan@knoxmpc.org

Hello, My name is Polly Murphy and I lived at 3001 Foster Lane. We have raised a family and lived in this home for some 35 years.

I am opposed to a zoning change for residential to commercial on Maryville Pike near the Old Maryville Pike Intersection with Maryville Pike.

There is a blind curve there that makes the intersection with Rudder Road dangerous as it is. To add traffic due to a coming and going from commercial activity would make things worse.

I am also for keeping with the long term plans that I have participated in concerning Maryville Pike being residential out here. We have a nice community with commercial development available at major intersection with John Sevier and some old market sites that are located on Maryville Pike. That is all we want. The residential presence is in keeping with school, churches and senior citizen center which are already here.

Thank you for you consideration.

Sincerely,

Polly Murphy