

The Norwood Homeowners Association
Lynn Redmon, President
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Tuesday, March 8, 2016

Gerald Green, Executive Director
Knoxville-Knox County Metropolitan Planning Commission
Suite 403, City-County Building
400 Main Street
Knoxville, Tennessee 37902

RE: 3-A-16-OYP - Problems with the One-Year-Plan Process

Dear Mr. Green:

On February 16, 2016 I attended a One-Year-Plan update meeting for the City Northwest Sector. I was surprised to hear that MPC staff planned to update this One Year Plan by simply adopting the land use from the Sector Plan.

I then asked what I thought was a very simple question. "Could you please furnish a list of properties whose land use will change if this process is adopted?"

I was shocked by the MPC staff's answer. The staff told me that it will not be possible to list the properties because it would be too complicated, it would be too expensive and that the MPC staff does not have the budget to do such a job.

In other words, the staff is asking its commissioners to vote on a One Year Plan update when no commissioner knows what it contains as far as changing land use for people's properties.

In other words, the staff is asking the public to accept changes in their property's land use designation when no one can actually tell them what is going to happen.

This is a very different process from past years when changes to the One Year Plan were listed by staff and publicized at public meetings.

This process is very wrong.

It goes to the heart of the mission and duties of the Metropolitan Planning Commission. The MPC is tasked with establishing a open public process for land use in Knoxville. This proposed process represents a failure of MPC to do its job.

It is not my job to compile a list of changed properties in this update of the One Year Plan. That is the job of MPC staff.

However, I have looked at the KGIS land use maps to try to get an idea of the effects of this mass change.

Here is some of what I have found:

I have found at least two parcels of commercial property that will be changed to residential only uses. This is going to come as a surprise to the two businesses that have operated legally on their own property for many years.

I have found many acres of residential property that will be changed to commercial uses. This is also going to come as a surprise to the homeowners who thought they had protection for their property.

In looking at the KGIS maps, the problem seems to be in the recently adopted, flawed, sector plan. The One Year Plan follows what most people – homeowners, developers and businesses – understand is their proper land use.

More than that, the maps themselves seem to have errors and flaws that do not correspond with actual land use decisions.

I ask you to halt this One Year Plan update until full information can be provided to the public.

Sincerely,

Lynn Redmon

CC: Michael Brusseau – MPC Staff
Jeff Archer – MPC Staff
All Commissioners of the MPC