



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

Fwd: Use On Review (10-C-17-UR)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Oct 5, 2017 at 10:26 AM

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

From: **Andrew MacDonald** <dancewithandrew@gmail.com>
Date: Sun, Sep 24, 2017 at 8:38 PM
Subject: Re: Use On Review (10-C-17-UR)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike,

Thank you for sending these plans. We agree with your suggestion that a buffer is needed on the south side of the lot between the parking lot and the white house. We also request that large shade trees be planted on the eastern side of the lot to replace the two existing walnut trees. This will also create a buffer between the commercial space and the brick residence across the street. These are our concerns/suggestions regarding this lot. That being said, there is another larger issue concerning this lot. This larger issue is parking.

I understand that this new development will have three more spaces than are required, but we need to look at how this lot is currently being used. This lot is currently being used as overflow parking for the SoKnoTaco restaurant, which was built by the same developers who are proposing this new development. The SoKnoTaco parking lot is frequently full, and there are typically 10-15 cars parked in this lot. During the dinner hours, and especially on Thurs-Sat, there can be as many as 25-30 cars parked in this lot. At the same time, there can be as many as an additional 15 cars in the Roundup Restaurant parking lot, which is on the other side of SoKnoTaco, as well as 10-15 cars parked in the parking lot at the church at the bottom of the hill. This illustrates the magnitude of the parking issue on this block. The easy answer for this new development is to say that all of these cars current parked in this "overflow lot" under consideration for development is that they can park at the church parking lot at the bottom of the hill, but that is only a short term solution. Soon the church, and church parking lot, will be undergoing development, and parking will become an even greater issue. We request that the developers of this lot come up with a long term solution for the cars that are currently using this lot as an overflow parking lot for SoKnoTaco before the parking disappears when construction on the new development begins. We feel that this is a reasonable request since the development will displace the vehicles currently parked in this lot.

These are our requests regarding this lot. We hope you will take the time to thoughtfully consider them.

Respectfully,

Andrew and Jacqui
Residents of the brick house across the street from the east side of this lot

On Fri, Sep 15, 2017 at 2:30 PM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Andrew,

The development plan is attached for the property near your house. Feel free to contact me if you have any questions.

Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
[400 Main Street](#)
[Knoxville, TN 37902](#)

p [865-215-3827](tel:865-215-3827)
f [865-215-2068](tel:865-215-2068)