



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please vote no on the Caswell Park rezoning 10-S-19-RZ

Town Hall East <townhalleast@gmail.com>

Wed, Oct 9, 2019 at 1:32 PM

Reply-To: townhalleast@gmail.com

To: commission@knoxplanning.org

Cc: info@parkridgecommunity.org

Planning Commissioners,

The board of Town Hall East voted on October 3, 2019, to support the Parkridge Community in requesting that you deny the rezoning of three parcels on East 5th Avenue from OS2 (Park and Open Space) to RP3 (Planned Residential).

Representatives from Town Hall East who were present at the community meeting in the Urban League headquarters on September 23, 2019, noted that spokespersons for the Parkridge Community were at pains to indicate that they were not objecting to the placement of housing for the homeless in their area. They were contesting the rezoning without proper consultation of open space and park space in their neighborhood.

The precedent that would be set by allowing this rezoning of park space to go forward would be detrimental to all Knoxville neighborhoods, including ours. We note that in an email written to the Parkridge Community on September 3, 2019, and included in the Planning Commission file on this issue, Mayor Rogero expressed her willingness on behalf of the city to "find other opportunities for an ethnobotanical garden and open space in the Parkridge Community." We believe those arrangements should be worked out before the rezoning is approved.

David Lee

President, Town Hall East

Town Hall East

P.O. Box 14259

Knoxville, TN 37914

townhalleast@gmail.com

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Luke Lanzoni <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 8, 2019 at 2:05 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Thank you for your time,

Luke Lanzoni

10/8/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Luke Lanzoni

lukelanzoni@gmail.com

1701 Washington Ave

Knoxville, Tennessee 37917

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Patrick Hollis <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Mon, Oct 7, 2019 at 5:50 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Patrick Hollis
phollis104@gmail.com
1649 Dandridge Ave
Knoxville, Tennessee 37915

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jeffrey Ownby <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Mon, Oct 7, 2019 at 5:56 PM

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I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Jeffrey Ownby
jeffreycarl88@gmail.com
Rockingham
Knoxville , Tennessee 37909

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Renee Wyatt <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Mon, Oct 7, 2019 at 9:49 AM

Planning Commissioners,

Hello,

Where are you going to build the new playground? The Ashely Nichole dream playground is located here. Only designated wheelchair accessible playground in Knoxville. The disabled have rights as well. And, we don't want it in West Knoxville.

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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10/7/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Renee Wyatt

rwatt4@gmail.com

3113 Alice bell rd

[Knoxville , Tennessee 37917](#)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Renee Wyatt <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

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10/7/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Renee Wyatt

rwatt4@gmail.com

3113 Alice bell rd

[Knoxville , Tennessee 37917](#)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Lisa Starbuck <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Sun, Oct 6, 2019 at 6:49 PM

Planning Commissioners,

Hello,

I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

I do not think park land should be rezoned and donated to a developer or other organization, especially without specific approval from the community and without documented compensation to said community.

I believe there was not adequate time for public input and there are other alternatives available.

Best regards,

Lisa Starbuck

Lisa Starbuck

lisa@aobe.com

6233 Babelay Road

[Knoxville, Tennessee 37924](https://www.knoxplanning.org)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Tiffany Poling <info@sg.actionnetwork.org>

Sat, Oct 5, 2019 at 1:47 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Tiffany Poling

tiffwee@outlook.com

523 N. Bertrand St.

[Knoxville , Tennessee 37917](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

WILLIAM MAHAFFEY <info@sg.actionnetwork.org>

Fri, Oct 4, 2019 at 9:28 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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WILLIAM MAHAFFEY

william.a.mahaffey@gmail.com

933 Chickamauga Ave

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jason Varney <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Fri, Oct 4, 2019 at 5:51 AM

Planning Commissioners,

Hello,

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Jason Varney
chillicon08@hotmail.com
227 E Anderson Ave
[Knoxville, Tennessee 37917](http://www.knoxplanning.org)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

David Daniell <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Thu, Oct 3, 2019 at 2:39 PM

Planning Commissioners,

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David Daniell
dwdaniell@gmail.com
2454 Kennington Rd
[Knoxville, Tennessee 37917](http://www.knoxplanning.org)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Kathryn Newton <info@sg.actionnetwork.org>

Thu, Oct 3, 2019 at 2:08 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

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Kathryn Newton

kat_new@msn.com

1006 Luttrell Street

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: October 10 Agenda Item 36

1 message

Terry Gilhula <terry.gilhula@knoxplanning.org>
To: Laura Edmonds <laura.edmonds@knoxplanning.org>

Thu, Oct 3, 2019 at 12:49 PM

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

From: **Terry Gilhula** <terry.gilhula@knoxplanning.org>

Date: Thu, Oct 3, 2019 at 12:47 PM

Subject: Fwd: October 10 Agenda Item 36

To: Brooks, Amy <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>, Caron, Dori <dori.caron@knoxplanning.org>

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

From: **Shelbi Ruffino** <shelbiruffino@gmail.com>

Date: Thu, Oct 3, 2019 at 11:56 AM

Subject: October 10 Agenda Item 36

To: <contact@knoxplanning.org>

Dear Sir or Madam:

I recently read an article stating that Knoxville city government has refused to listen to it's citizen regarding Caswell Park. The people who live near the park have made it abundantly clear that they do not want the Volunteer Ministry Center to build a homeless housing project in this space. This a community that does not benefit from good schools or the safest neighborhood, so why take away their only park too? This is a gross miscarriage of the people's government and seems to be targeted toward a low income, minority community. The Park Ridge neighborhood is on the edge of a boom and this housing project will smother the community.

I am deeply disturbed that the city has turned a deaf ear to the people who benefit from Caswell Park. I ask as a tax paying citizen that you do not support the zoning change.

Sincerely,

Shelbi Ruffino



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Amanda Smatt <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Thu, Oct 3, 2019 at 11:42 AM

Planning Commissioners,

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Amanda Smatt
smarttamanda@gmail.com
523 N. Bertrand St
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Janis Knight <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Thu, Oct 3, 2019 at 9:52 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Janis Knight
onejackdog@yahoo.com
Atlantic av
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Melissa McGinnis <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 10:35 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Melissa McGinnis

mmsoulsings1@gmail.com

510 Oakcrest Rd, Knoxville, TN, USA

Knoxville, Tennessee 37912

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

James Wilson <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 11:35 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello, This should be a crime for our public officials to mislead the public in order to pass something like this. Only in the age of Trump! Disgusting.

Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

James Wilson

jjwilson452@outlook.com

PO Box 1486

Norris, Tennessee 37828

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Re: Item 36 on 10/10/19 Agenda: City of Knoxville rezoning request Fifth Avenue

1 message

Knoxville Mayor <mayor@knoxvilletn.gov>

Wed, Oct 2, 2019 at 4:42 PM

Reply-To: mayor@knoxvilletn.gov

To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>

Cc: "Gerald Green (gerald.green@knoxmpc.org)" <gerald.green@knoxmpc.org>, William Lyons <wlyons@knoxvilletn.gov>, Becky Wade <bwade@knoxvilletn.gov>, Christina Magrans <cmagrans@knoxvilletn.gov>, Charles Swanson <cswanson@knoxvilletn.gov>, "Bruce Spangler (bspangler@vmcinc.org)" <bspangler@vmcinc.org>

Planning Commissioners:

Please see the email thread below that outlines the reasons why the City of Knoxville wishes to rezone 3 lots on Fifth Avenue for permanent supportive housing to be owned and managed by Volunteer Ministry Center. Please let me know if you have any questions.

Warm regards,

Mayor Madeline Rogero

From: Madeline Rogero**Sent:** Tuesday, September 03, 2019 5:09 PM**To:** Parkridge Community <historicparkridge@gmail.com>**Subject:** RE: City of Knoxville - Parkridge Challenge Grant Proposal

Dear Lynne:

Thanks for your patience as I reviewed the situation regarding the land at 1605, 1615, and [1617 E. Fifth Avenue](#) and your Challenge Grant proposal. In your email below you asked: *If there are other plans in the works for the improvement of this parcel by the Parks Department, our neighborhood has not been made aware of them – could you elaborate on why this portion of our public park is out of contention?*

Let me begin by outlining the chain of events that have occurred regarding this property, as I understand them.

As you know, earlier this year, Volunteer Ministry Center (VMC) approached the City Community Development Department about their desire to build permanent supportive housing on these city-owned properties (1605, 1615, and [1617 E. Fifth Avenue](#)) which are next to the Positively Living permanent supportive housing (1501 E. Fifth). It is their intention to purchase the Positively Living building and to construct additional units on the adjacent city-owned

land to address our City's urgent need for permanent supportive housing for individuals who were formerly chronically homeless.

The Parks Department did not object because the space has never been used by the City as a Park and is cut off from the rest of Caswell Park by fencing. Though zoned open space, the online City description and map of Caswell Park has never included those three lots.

In addition, the One Year Plan and the 2014 Central City Sector Plan adopted by Knoxville City Council do not envision these lots as Open Space. Rather they recommend that these lots be Mixed Use-SD/Mixed Use-CC4 (high intensity residential).

Community Development encouraged VMC to take their plans to your neighborhood organization. It is my understanding that Dr. Bruce Spangler met with the Vice-President of your Board in March and then with the Parkridge Board on May 2, 2019. He has asked to meet with your full membership. City Council and I received an email on May 3, 2019 from Mr. Salmons stating the Board's concern over reducing park space.

On May 7, 2019 at a City Council meeting, Director of Community Development Becky Wade informed City Council of the VMC proposal and the City's intention to pursue the necessary steps and public process to request rezoning of the property and the closure of Myrtle Street, followed by conveyance of the land to VMC. She addressed the fact that Community Development had requested a change of zoning of the property during the Recode process, but then asked the Planning Commission to revert the zoning to Open Space for Draft 4 of the Recode Zoning map.

She stated: We believe that leaving the open space use in place for now and starting from scratch on a rezoning at Myrtle and East Fifth is clearly a better, more transparent approach. We request a postponement on the vote to close a section of Myrtle Street. Volunteer Ministry Center and the City will continue developing plans for permanent supportive housing at this site. And if the project is deemed to be feasible, the rezoning process would start with Knoxville-Knox County Planning and then City Council would vote on the rezoning and conveyance of the property." Mr. Salmons and other neighbors were present to hear that statement and intention.

On May 17, 2019, Parks and Greenways Coordinator Tim Hester was asked to meet with Parkridge resident Tanner Jessel to discuss a possible Challenge Grant for the community garden at [2087 Fifth Ave](#) (at Olive St.). Mr. Hester was told there was a desire to improve that lot which hadn't been maintained for a couple of years. Mr. Hester encouraged that Challenge Grant proposal.

Instead, on May 31, 2019, a Challenge Grant proposal was received from Parkridge Neighborhood for the city-owned lots at 1605, 1615, and [1617 E. Fifth Avenue](#) for an ethnobotanical food garden.

On June 18, 2019, Mr. Hester informed Mr. Jessel by email that the Challenge Grant Application was not approved because "the use of the property you have proposed is under review..." Mr. Hester also offered an alternate city-owned lot at 1500 Woodbine for the food garden.

I believe that's the basic chain of events leading up to now.

This is an example of where two community-serving proposals run into conflict with one another. My administration has been proactive in supporting and expanding open space, community gardens, and park lands, *and* in increasing opportunities for affordable housing and permanent supportive housing (PSH).

Fortunately, we don't often have to make a choice between these two worthy goals -- both of which meet important needs in our City. In weighing these conflicting needs, this is what we have considered that tips the balance in favor of permanent supportive housing:

Though every neighborhood wants and can use more open space, Parkridge is comparatively well-served. Caswell Park is a major neighborhood park with over 37 acres including the ball fields, Ashley Nicole Dream Playground, a picnic shelter, open space for special events, restrooms, concession stands, First Creek Greenway, and the John T. O'Connor Senior Center. A block east from Caswell Park is Parkridge Park with over 2 acres including a picnic shelter, playground, open space, paved trail, and basketball court. We recently made some park improvements there after meeting with neighbors. Two blocks further east is the Parkridge Community Garden space at 2087 E. Fifth (at Olive) which was discussed with Mr. Hester about a Parks & Rec Challenge Grant. A Butterfly garden on Washington Ave between 6th and Mitchell received a Challenge Grant from the City in 2017. We are willing to explore other opportunities and open space that can be made available for an ethnobotanical food garden in addition to the lot already offered at 1500 Woodbine.

The proposed site for VMC's permanent supportive housing is adjacent to a similar and compatible use (Positively Living) that has operated safely and effectively for many years. VMC will own and jointly operate both facilities, allowing for greater efficiencies and services such as on-site full-time case management and property management 24/7. The Fifth Avenue location is close to transit. Workforce training and other resources are available across the street at Knoxville Area Urban League. The adopted 2014 Central City Sector Plan anticipates mixed use / high intensity residential for these lots rather than open space. Land for nonprofit supportive housing can be expensive when purchased at market rate. The City owns the property and can make the property available for this worthwhile and urgently-needed purpose. VMC has an excellent track record of success at Minvilla, a permanent supportive housing facility in North Knoxville.

In conclusion, we will gladly work with you to find other opportunities for an ethnobotanical garden and open space in the Parkridge community. But we continue to believe that this city property at 1605, 1615, and [1617 E. Fifth Avenue](#) is urgently needed and a good location for permanent supportive housing.

Here is the projected timeline for the VMC and Community Development proposal, should each step move forward with the necessary approvals:

- September 3 – submit rezoning request to the Planning Commission for their October 10 meeting.
- September – hold a public meeting on the proposed rezoning. Date TBA.
- October 10 – Planning Commission will hear the rezoning request.
- November 5 – City Council 1st Reading of zoning request.

- November 19 – City Council 2nd Reading of zoning request, request to close Myrtle Street, and conveyance of the land to VMC.

I hope that the Board of Parkridge Community Organization will reconsider their position on this property and work with us to expand the availability of permanent supportive housing while continuing to expand open space opportunities in the neighborhood.

Sincerely,

Madeline Rogero

Mayor Madeline Rogero

City of Knoxville

[400 Main Street, Suite 691](#)

[Knoxville, TN 37902](#)

mrogero@knoxvilletn.gov

Executive Assistant: Ms. Terry Alexander

TerryAlexander@knoxvilletn.gov

865-215-3643 Office

www.knoxvilletn.gov

From: Parkridge Community [<mailto:historicparkridge@gmail.com>]

Sent: Wednesday, June 26, 2019 1:28 PM

To: Madeline Rogero <mrogero@knoxvilletn.gov>

Subject: City of Knoxville - Parkridge Challenge Grant Proposal

Dear Mayor Rogero,

Our neighborhood recently had several volunteers write a grant for an ethnobotanical garden alongside a picnic table, shelter, and grill for a portion of Caswell Park located along E. Fifth Ave. The proposed area is listed as public park land in the current zoning map, the ReCode zoning map, and all applicable map layers on KGIS. The challenge grant rules themselves say that public park land is given preference in the award of grant money, and members of our community submitted a proposal for use and improvement of this public park land with that in mind. We have received word from the reviewers, however, that our proposal cannot be approved on this site as the 'use of the land is under review.' If there are other plans in the works for the improvement of this parcel by the Parks Department, our neighborhood has not been made aware of them – could you elaborate on why this portion of our public park is out of contention? As the only portion of Caswell Park east of Winona Street that is not normally locked behind gates, and the only portion of the park that is accessible from Fifth Ave., this parcel is important to our neighborhood.

best,

Lynne Randazzo

President

--

Parkridge Community Organization
P.O. Box 3873
Knoxville, TN 37927

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Rudy Slaninka <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 4:13 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Rudy Slaninka
rslani@comcast.net
2616 Washington pike
[Knoxville , Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Katie Gentner <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 3:56 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live in Knoxville, on East Fifth Ave, and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Katie Gentner

gentner.k.r@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

2307 E 5th Ave NE

KNOXVILLE, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 10-S-19-RZ conflicts NOT consistent with prior plans

1 message

Tanner Jessel <mountainsol@gmail.com>
Reply-To: mountainsol@gmail.com
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:59 PM

Please see the comments below questioning the conclusions and recommendation of the staff report submitted for this case.

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

From: **Tanner Jessel** <mountainsol@gmail.com>
Date: Wed, Oct 2, 2019 at 2:54 PM
Subject: 10-S-19-RZ conflicts NOT consistent with prior plans
To: Gerald Green <gerald.green@knoxplanning.org>

Director Green:

Your staff report (<https://agenda.knoxmpc.org/2019/october/10-S-19-RZ.pdf>) for re-zoning Caswell Park says "Staff Recommends approval of the requested RP-3 (Planned Residential District) zoning since it is consistent with the Central City Sector Plan and allows uses similar to those in existence in the neighborhood."

Reports produced by your own agency, starting with the Knoxville-Knox County Park, Recreation, and Greenways Plan approved by the Planning Commission on December 10, 2009 and approved by Knox County Commission on January 25, 2010 and City Council on January 26, 2010 (https://archive.knoxmpc.org/plans/parks/park_plan_adopted_2010.pdf), show your agency's staff recommendation is egregiously flawed. One need not even look past the 2014 Central City Sector Plan itself, which clearly indicates the parcels are reserved as City Park land as part of the adopted "Green Infrastructure" plan.

Your staff report affirms compliance with a stipulation printed in all capital letters, "PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS."

This affirmation is despite the fact that the proposed re-zoning conflicts with the City's "Green Infrastructure Plan," a plan that, according to the 2014 Central City Sector Plan, "incorporates the components of the Knoxville-Knox County Park, Recreation and Greenways Plan; the Knoxville-Knox County Hillside and Ridgetop Protection Plan; the Knox County and City of Knoxville Stormwater Ordinances; and the Knoxville-Knox County Tree Conservation and Planting Plan, which calls for tree planting along streets and new landscaping standards for parking lots."

How is it possible, then, that your agency recommends approval "since it is consistent with the Central City Sector Plan" when the proposed re-zoning conflicts with your agency's own adopted and approved plans, including the Central City Sector Plan itself?

Here is a clipping from page 54 of the "Green Infrastructure Plan" in the 2014 Central City Sector plan, the same plan being used to justify conversion of park and open space land (OS-2) to high density residential development (RP-3).



The southeasternmost portion of Caswell Park is clearly shown as a city park, and clearly labelled as part of the adopted and approved Green Infrastructure Plan, itself part and parcel to the 2014 Central City Sector Plan.

Further, the OS-2 base zoning itself is, according to the 2019 one-year plan, "consistent with and intended to implement the Park, Public Institutional, Open Space and Environmental Protection land use classifications of the Knoxville Knox County General Plan 2033 and the Knoxville-Knox County Park, Recreation and Greenways Plan, or successor documents" (See: [https://knoxmpc.org/one-year-plan/resources/2019%20One%20Year%20Plan/_2019%20One%20Year%20Plan_Adopted%20Plan%20\(April%202019\).pdf](https://knoxmpc.org/one-year-plan/resources/2019%20One%20Year%20Plan/_2019%20One%20Year%20Plan_Adopted%20Plan%20(April%202019).pdf)).

Of note, the 2033 general plan's "Development Policies" stipulate "Emphasize park acquisition along potential greenways" and "Meet minimum national standards in providing neighborhood, community and district park space." Are these minimum national standards being met if freely accessible park space is being reduced? Has your agency formally studied this in recent years to know one way or the other? If not, why is a recommendation to dispose of public park land being brought forward?

In the 2014 Central City Sector Plan and one year plan, the MU-SD/CC4 overlay covers all of Caswell Park west of Winona, even though the 2009 Magnolia Avenue Corridor Plan (<https://archive.knoxmpc.org/plans/corridor/magnolia2009.pdf>) says any development should take place "with the park as a centerpiece." That plan also says any higher density development should take place "west of Winona." The proposed higher density residential development is not only within Caswell Park, but also clearly **east** of Winona.



Do you and your staff sincerely not regard this as a conflict?

Why has this and the aforementioned conflicts with previously adopted and approved plans not been addressed in your staff report? Has your staff simply not identified the conflicts? Or, is your agency's sincere position that a redevelopment

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 10-S-19-RZ conflicts NOT consistent with prior plans

overlay supersedes any previous adopted and approved plan or policies, inclusive of City Council-affirmed base zoning designating the parcels as part of Caswell Park's protective park and open space district?

Sincerely,

Tanner Jessel

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Victoria Sloan <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:39 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Victoria Sloan
sloanv7@gmail.com
North Bertrand Street
[Knoxville, Tennessee 37917](http://www.knoxplanning.org)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Cindy French <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:28 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

I stand strongly opposed to selling the park..And in a nice neighborhood. This sets a bad precedent. The underhanded, sneaking around needs to stop. Homeless or assisted living needs to be elsewhere!! And I hate RECODE.

TOO.

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Cindy French

mysavmail@att.net

4233 Drifting dr

[Knoxville, Tennessee 37912](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Angel Jones <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:25 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Angel Jones
angelbecker2792@yahoo.com
812 Sterchi Ridge Way Apt. 222
Knoxville, Tennessee 37912

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Donna Fefee <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:32 PM

Planning Commissioners,

To Executive Director Gerald Green and Knoxville-Knox County Planning Commissioners:

I am writing to oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

The entirety of this situation sets a very bad precedent. In particular, the rezoning of urban green space zoned as "Park and Open Space (OS-2)" should not be undertaken lightly or in a rushed fashion, regardless of any good underlying intentions. Certainly it should not be done without serious and well-documented consideration of other options.

I would ask at a minimum that you delay your consideration of this matter for 60 days to allow more time for meaningful and honest discussion.

Rather than repost it verbatim, I'd like to echo the concerns that have been expressed by the Parkridge Community Organization in their email correspondence to you dated October 1, 2019.

Thank you for your consideration,

Donna Fefee

Donna Fefee
donna.fefee@gmail.com
219 Oglewood Ave
[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Donna Spencer <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:59 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Donna Spencer
spencerstamper@gmail.com
1211 Folsom Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Michele Richards <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 3:29 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Michele Richards

micheler@bellsouth.net

110 rose dr

[Knoxville , Tennessee 37918](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Bridgette Mentesana <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 3:28 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Bridgette Mentesana
bridgette2427@aol.com
2811 Ridgeview Drive
Sachse, Texas 75048

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Ethan Saturday <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 3:29 PM

Planning Commissioners,

Hello,

I live in Knoxville near Caswell Park and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Ethan Saturday
eesaturday@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

2301 Edgewood Ave.

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Terry Holley <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 3:24 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Terry Holley
tholleyroe@gmail.com
4301 Holston Hills Road
Knoxville , Tennessee 37914

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Hillary Rivera <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 3:00 PM

Planning Commissioners,

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Hillary Rivera
hillary.rivera@yahoo.com
523 N Bertrand St, 108
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-s-19-Rz

1 message

Lisa Lynne Randazzo <lisalynnerandazzo@gmail.com>

Wed, Oct 2, 2019 at 2:58 PM

Reply-To: lisalynnerandazzo@gmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Knoxville-Knox County Planning Commission
RE: File Number 10-S-19-RZ

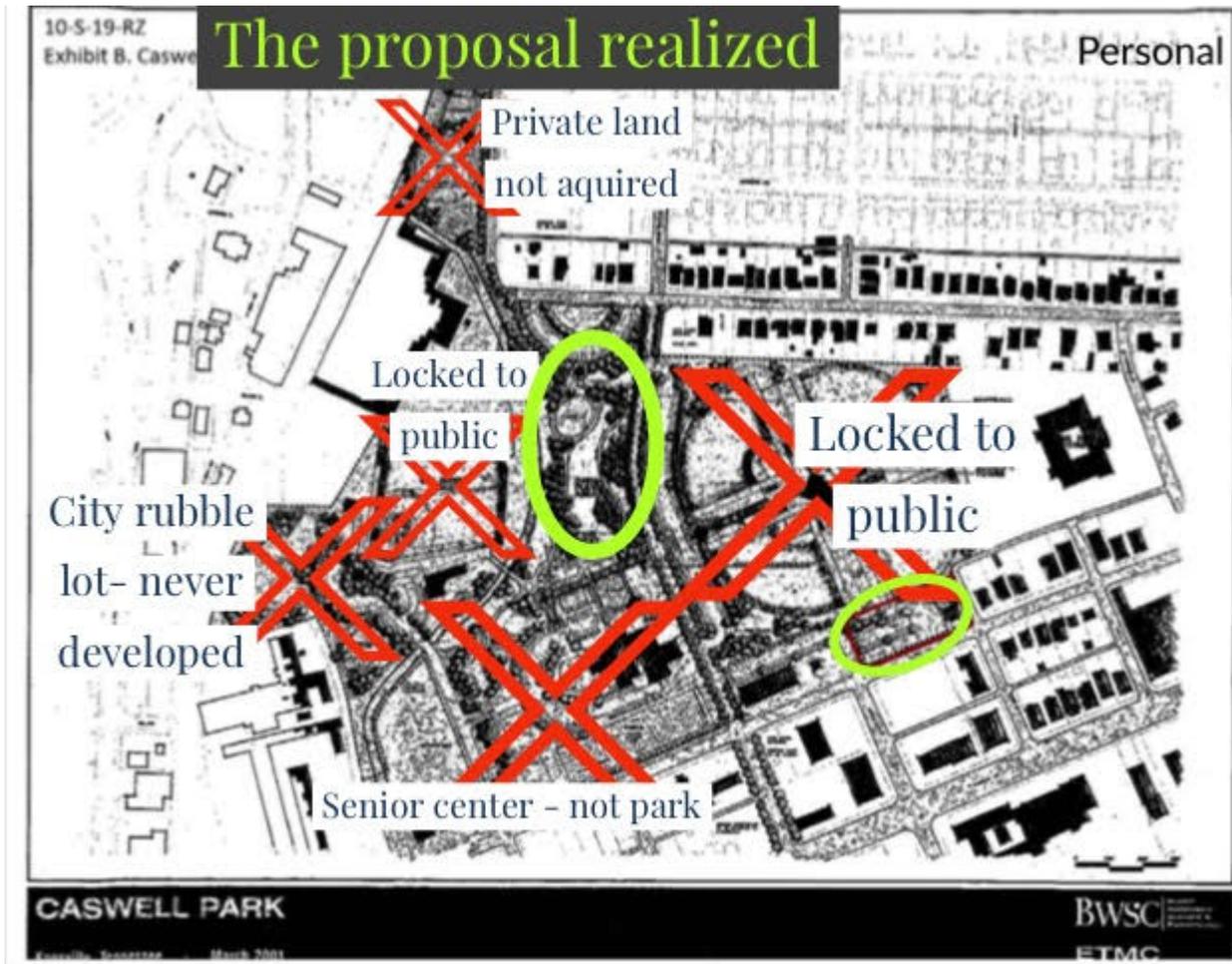
Dear Planning Commissioners:

Today upon release of the rezoning report, I was bothered to find errors that can be misleading. It says in the report that the land proposed for rezoning is 'adjacent' to Caswell Park. It is acknowledged by all layers of KGIS maps as a part of Caswell Park. Please do not let this area be misrepresented as anything other than park land.

I've included an attachment of the Caswell park proposal with a layer of edits over top. These edits demonstrate what area is actually green space open to the public. The report states that these lots were intended to become parking lot. However, there were several plans for the park not realized. The nice little walking loop by the baseball field was never realized and is, in fact, a parking lot for city constructions vehicles and discarded rubble. The neighborhood has become fairly complacent with this, which is reality of most 'plans' created for our area of town. We have watched as plans get drawn up and then never happen. That being said, the reality is this space is zoned as open space park and is used as exactly that.

The only argument the city seems to hold is that the sector plan suggests this plot be used for residential zoning. However, all of Caswell Park, with the exception of the softball fields that are locked to the neighborhood are proposed residential. Is our neighborhood to lose all of our park land? If not, what protections are in place to protect it if this land is rezoned?

I have spent a lot of time dwelling on this and speaking with neighbors and elected officials. If my understanding of these matters is wrong, please recognize that this is because of poor communication from the city and a lack of conversation. Please vote against setting this precedent and reducing our parkland or at the very least, delay and allow time for appropriate discussion.



Personal



So if this isn't supposed to be park... neither is Ashley Nicole Playground? 🤔



Sincerely,
Lynne randazzo

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Rezoning of Parcels at 0 E. Fifth Ave.

Gerald Green <gerald.green@knoxplanning.org>
Reply-To: gerald.green@knoxplanning.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Oct 2, 2019 at 2:37 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902
865.215.3758



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

From: **Christina Magrans** <cmagrans@knoxvilletn.gov>
Date: Wed, Oct 2, 2019 at 8:53 AM
Subject: Rezoning of Parcels at 0 E. Fifth Ave.
To: Madeline Rogero <mrogero@knoxvilletn.gov>, Becky Wade <bwade@knoxvilletn.gov>, William Lyons <wlyons@knoxvilletn.gov>, Fiona McAnally <fmcanally@knoxvilletn.gov>
Cc: George Shields <gshields@knoxvilletn.gov>, Charles Swanson <cswanson@knoxvilletn.gov>

Mayor Rogero,

As you know, Becky Wade and Bill Lyons had a few questions about the City's pending application to rezone property at 0 E. Fifth Avenue which is near Caswell Park, which contains 3 parcels (082PK038, 082PK035, and 082PK034), and which currently is zoned OS-2 (Park and Open Space District). I'll call this "the Property." Per Becky, the Property is vacant land, contains no recreational facilities, and is not being used for active park functions. It is also surplus property in a redevelopment area. The City anticipates the sale of the Property to the Volunteer Ministry Center (VMC). If approved, the rezoning request would allow the VMC to use the Property in other ways, including for permanent supportive housing. I have paraphrased some of the public's concerns below in red font, and my responses are in black font.

- 1) "The City does not have the power to rezone parks, including the Property, because of several Resolutions and Ordinances between 2010 and 2011." This is not an accurate statement for the reasons below.

- a. In April 2010, City Council asked the Planning Commission (PC) to consider rezoning parks so that parks would not be “sold, leased, or otherwise utilized for the construction of housing [...] **without a formal process and extensive public review and input.**” Caswell Park was identified on a list of parks to be considered for rezoning.
See Attachment 1 (Resolution R-116-2010 approved on 4/20/2010) (emphasis added).
- b. In October 2010, City Council asked the PC to determine the best and most effective way to afford “**zoning protection**” to all City parks, giving appropriate consideration to amending the current OS-1 designation, as well as to creating a new zoning designation designed to provide the needed protection.” Again, the recitals of this Resolution reflect that the intent was to protect parks “by affording them **zoning protection** so that any proposed use which would alter their use as a public park could occur **only after notice and multiple opportunities for the public to have meaningful input upon the issue.**”
See Attachment 2 (Resolution R-330-2010 adopted on 10/19/2010) (emphasis added).
- c. In December 2010, the PC recommended to City Council that the OS-1 zone be amended and that a new zone of OS-2 be created. The PC specifically contemplated that the creation of the OS-2 zone would be “oriented towards active parks and recreation facilities.”
See Attachment 3 (which includes the December 2010 PC meeting minutes) (emphasis added).
- d. In January 2011, City Council adopted the PC’s recommendations to amend the OS-1 zone and to create the new zoning designation OS-2. The recitals reflect the intent that the OS-1 zone would be used on a small number of properties for “preservation of open space” while the OS-2 zone would be used for the “active uses such as playgrounds, ball fields, swimming pools, [etc.]” Note that at this time, OS-1 became the “Open Space Preservation District,” while OS-2 became the “Park and Open Space District.”
See Attachment 3 (Ordinance O-3-2011 adopted on 1/25/2011) (emphasis added).
- e. Also in January 2011, City Council approved the rezoning of several City parks from various zones to either OS-1 or OS-2. The Ordinance stated that these “zoning protections,” such as notice and opportunities for public input as stated in Resolution R-330-2010, would be placed on these parks. However, this Ordinance does not reflect that the OS zoning designations themselves would be fixed in perpetuity.
See Attachment 4 (Ordinance O-9-2011 adopted on 1/25/11) (emphasis added).
- f. To summarize, the designation OS-2 was intended to afford active City parks with “zoning protections” such as notice and opportunities for the public to offer input in the event that a new use were proposed. Whenever an application is filed to rezone property from one existing zone to another existing zone, the City Code at App’x. B., Art VII, Sec. 6 specifies that notice must be published in a newspaper of general circulation, and hearings where the public may offer input must be scheduled. At this time, it appears that the City has met all requirements under the City Code and the City Council Resolutions and Ordinances adopted between 2010 and 2011 (see below).
1. A notice has been published already in the Knoxville News Sentinel regarding the PC’s consideration of the rezoning application for the Property at its October 10, 2019 meeting.
 2. At the October 10, 2019 PC meeting, the public will have the chance to provide input on the rezoning request.
 3. If the PC recommends approval of the rezoning application, the PC staff will publish another notice in the Knoxville News Sentinel regarding the first City Council meeting.
 4. During City Council’s first meeting to consider the rezoning request, the public will be able to comment on the application.
 5. If City Council approves the rezoning application on first reading, then the public will have another chance to provide input at City Council’s second meeting to consider the rezoning request on second reading.

2) “Because the City did not issue an RFP and did issue another form of competitive bidding process to sell the Property, the City’s sale of the Property to the VMC is not legal.” This is also not an accurate statement.

Under the City Code at Chapter 2, Sec. 721(e), the City may designate property as "surplus property" when it is "no longer needed or suited for its purposes." The City has designated the Property as surplus. Under the same section of the Code, the City may sell surplus property in redevelopment areas via "noncompetitive negotiation." This Property is within a redevelopment area (specifically, the Magnolia Avenue Corridor Plan). On August 26, 2019, the City's Land Acquisition Committee approved the sale of the surplus Property. It appears that the City has complied with the Code requirements relating to the sale of surplus property at this time. Note, however, that the sale has not yet occurred.

See Request 4 of the attachment entitled "Land Acquisition Minutes – 2019-08-26."

If you have any other questions, please let us know.

Christina Magrns

Staff Attorney

Law Department

(865) 215-2050



IMPORTANT DISCLAIMERS

PRIVILEGED AND CONFIDENTIAL INFORMATION:

This e-mail may contain PRIVILEGED and CONFIDENTIAL information and is intended only for the use of the specific individual(s) to which it is addressed. Review by any individual other than the intended recipient shall not constitute waiver of the attorney-client privilege, the attorney work-product doctrine, any evidentiary privilege, or any proprietary rights in the information. If you are not an intended recipient of this e-mail, please delete it and immediately notify the person named above by telephone or reply e-mail. Thank you.

INTENT NOT TO BE BOUND:

The sender of this transmission does not intend to create or be bound by any agreement that otherwise might arise pursuant to any international, federal or state law including but not limited to the Electronic Signature Act.

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This message was directed to commission@knoxplanning.org

5 attachments

Attachment 1.pdf
5323K

Attachment 2.pdf
120K

Attachment 3.pdf
1428K

Attachment 4.pdf
269K

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Rezoning of Parcels at 0 E. Fifth Ave.



Land Acquisition Minutes - 2019-8-26.pdf
147K

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE RESPECTFULLY REQUESTING THE METROPOLITAN PLANNING COMMISSION TO CONSIDER A CHANGE TO THE ZONING CLASSIFICATION OF ALL PUBLIC PARKS LOCATED IN THE CITY OF KNOXVILLE TO OS-1 OPEN SPACE PRESERVATION DISTRICT WITH CONDITIONS WHICH PROHIBIT AND RESTRICT THE CONSTRUCTION OF HOUSES, MULTI-DWELLING STRUCTURES OR DEVELOPMENTS, COMMERCIAL MARINAS, COMMUNICATION TOWERS AND, TO THE EXTENT REQUIRED, AMENDING THE ONE YEAR COMPREHENSIVE DEVELOPMENT PLAN AND ZONING PLAN FOR THE CITY OF KNOXVILLE TO AMEND THE CLASSIFICATION OF ALL SUCH PROPERTY TO PUBLIC PARKS AND REFUGES.

RESOLUTION NO: R-116-2010REQUESTED BY: Councilmember Grieve
PREPARED BY: CouncilAPPROVED: 04-20-2010APPROVED AS AN EMERGENCY
MEASURE: _____MINUTE BOOK: 74 PAGE _____

WHEREAS, the City of Knoxville owns various parks located throughout the City, including the parks listed on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, it is the consensus of City Council that public parks within the City of Knoxville should be preserved and expanded for recreational purposes and not converted to other uses; and

WHEREAS, it is the further consensus of City Council that land within public parks should not be sold, leased or otherwise utilized for the construction of housing or office or commercial developments without a formal process and extensive public review and input; and

WHEREAS, requiring the rezoning of the park property and park expansion areas before any change in use from recreational purposes will ensure a formal process and extensive public review and input; and

WHEREAS, the City Council has historically made a special effort to rezone the parks within the City of Knoxville to the OS-1 zone; and

WHEREAS, the City Council desires to preserve and protect the park and recreation lands within City parks, as the parks currently exist and as any park may be expanded pursuant to any agreements for the acquisition of additional land, such as the Agreement Concerning Implementation of Lakeshore Master Plan between the City and the State of Tennessee dated October 15, 1999, as amended (a "Park Expansion Area").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Council of the City of Knoxville hereby respectfully requests the Metropolitan Planning Commission to consider rezoning all land located within all City parks listed on Exhibit A attached hereto and incorporated herein by reference (which list does not include World's Fair Park, which was recently rezoned), and all Park Expansion Areas rezoned to OS-1 Open Space, with conditions which prohibit and restrict the development, construction or operation of houses, multi-dwelling structures or developments, commercial marinas or communication towers on such property.

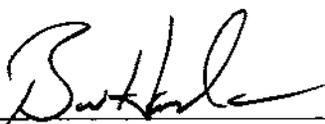
SECTION 2: In the event such rezoning is inconsistent with any One Year Comprehensive Development Plan or Zoning Plan for the City of Knoxville or any other approved plans, the Metropolitan Planning Commission is also requested to take any and all action necessary to amend such plans consistent with the rezoning requested herein.

SECTION 3: The Council hereby requests that the Metropolitan Planning Commission consult with the City Parks and Recreation Department and all non-profit organizations which manage City parks pursuant to agreements with the City to confirm the boundaries of the land included in the City parks and Park Expansion Areas.

SECTION 4: Upon adoption, the City Recorder is hereby respectfully requested and directed to forward a true and correct copy of this Resolution to Mark Donaldson, Executive Director of the Knoxville/Knox County Metropolitan Planning Commission, to make him aware of Council's request with regard to this matter.

SECTION 5: This Resolution shall take effect from and after its passage, the welfare of the City requiring it.


Recorder



Presiding Officer of the Council

EXHIBIT A

LIST OF PARKS

Adair Park	Knoxville Municipal Golf Course
Alex Haley Heritage Square	Krutch Park
Alice Bell Park/Ballfields	Lakeshore Park
Ashley Nicole Dream Playground	Ledgerwood Park
Babe Ruth Park	Lonsdale Park
Badgett Fields	Malcolm-Martin Park / Ed Cothren Pool
Baxter Avenue Park	Marie Myers Park
Bearden Middle School Ballfields	Market Square
Boright Park	Mary James Park
Buck Toms Park	Mary Vestal Park
Cal Johnson Park	Maynard Glenn Ballfields
Caswell Park	Meadow Circle Park
Cecil Webb Park	Morningside Park
Charter E. Doyle Park	North Hills Park
Christenberry Ballfields	Northwest Middle School Park
Claude Walker Park/Ballfields	Parkridge Park
Danny Mayfield Park	Reed and Baxter Park
Dr. Walter Hardy Park	Rock City Park
Eastport Park	Rocky Hill Ballfields
Ed Cothren Pool	Roseanne Wolf Picnic Area
Edgewood Park	S & J Colquitt Memorial Park
First Creek Park	Sam Duff Memorial Park
Forks of the River WMA	Sam E. Hill Park
Fort Dickerson Park	Scottish Pike Park
Fort Kid	Sequoyah Park
Fountain City Ballfields	Sharp's Ridge Memorial Park
Fountain City Park	Skyline Park
Fourth & Gill Park	Stanley Lippencott Ridge Park
Frajan Campbell Park	Talahi Park
Gary Underwood Park	Tyson Park
Gov. Ned McWherter/Riverside Landing	Union Square Park
Harriet Tubman Park	Victor Ashe Park
Holston-Chilhowee Ballfields	Volunteer Landing Park
Holston River Park	West Hills Park/John Bynon Park
Ijam's Nature Center	Westview Park
Inskip Ballfields	Westwood Park
Inskip Pool & Park	Whitlow-Logan Park
Island Home Park	Whittle Springs Golf Course
James Agee Park	Williams Creek Golf Course
James Smith Park	William Hastie Park
Joe Foster Park	William Powell Park

EXHIBIT A

LIST OF PARKS

Adair Park	Knoxville Municipal Golf Course
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James Smith Park	William Hastie Park
Joe Foster Park	William Powell Park

City of Knoxville Parks

Five Acres or Larger

<u>City Park</u>	<u>Knox Location</u>	<u>Acres</u>	<u>Zone</u>
<u>Adair Park</u>	North 1807 Adair Drive	39	OS-1
<u>Alice Bell Park/Ballfields</u>	North 3511 Alice Bell Road	12	OS-1/R-1
<u>Badgett Fields</u>	Northwest 4901 Ball Camp Pike	25	A-1
<u>Buck Toms Park</u>	West 2110 Richmond Hill	5	R-1A
<u>Caswell Park</u>	East 620 Winona Street	10	R-2
<u>Charter E. Doyle Park</u>	South 5100 W Martin Mill Pike	26	OS-1
<u>Christenberry Ballfields</u>	North 931 Oglewood Avenue	6	R-2/H-1
<u>Eastport Park</u>	East 549 McConnell Street	5	RP-1
<u>First Creek Park</u>	North 1240 Cottage Place	10	OS-1
<u>Forks of the River WMA</u>	East 3518 Island Home Pike	331	OS-1
<u>Fort Dickerson Park</u>	South 3000 Fort Dickerson Road	85	OS-1/H-1
<u>Fountain City Ballfields</u>	North 3701 Ludo Road	15	R-1
<u>Fountain City Park</u>	North 117 Hotel Road	8	R-2
<u>Gary Underwood Park</u>	South 6135 Moore Road	5	R-1
<u>Holston-Chilhowee Ballfields</u>	East 5900 Asheville Highway	14	R-1
<u>Holston River Park</u>	East 3300 Holston Hills Road	44	OS-1
<u>Jiams Nature Center</u>	South 2915 Island Home Avenue	100	R-1
<u>Inskip Ballfields</u>	Northwest 301 W Inskip Drive	9	OS-1/ OS-1/F-1
<u>Inskip Pool & Park</u>	Northwest 4202 Bruhin Road	12	OS-1

City of Knoxville Parks

Five Acres or Larger

<u>Knoxville Municipal Golf Course</u>	North 3925 Schaad Road	152	OS-1
City Park	Knox Location	Acres	Zone
<u>Lakeshore Park</u>	West 6410 S Northshore Drive	60	O-2
<u>Malcolm-Martin Park / Ed Cothren Pool</u>	Northwest 1737 Reynolds Street	17	R-2
<u>Mary Vestal Park</u>	South 401 Maryville Pike	13	OS-1
<u>Maynard Glenn Ballfields</u>	South 2100 McClung Avenue	7	R-1
<u>Morningside Park</u>	East Isabella/Riverside/Hazen	23	OS-1/R-1
<u>Northwest Middle School Park</u>	Northwest 5325 Pleasant Ridge Road	14	A-1
<u>Rocky Hill Ballfields</u>	West 7633 Alki Lane	18	OS-1
<u>S & J Colquitt Memorial Park</u>	Northwest 2051 Larch Avenue	6	OS-1
<u>Sam Duff Memorial Park</u>	South 4060 Chapman Highway	12	OS-1
<u>Sequoyah Park</u>	West 1400 Cherokee Boulevard	87	R-1
<u>Sharp's Ridge Memorial Park</u>	North 329 Sharp's Ridge	111	OS-1
<u>Skyline Park</u>	East 1050 Beaman Lake Road	10	OS-1
<u>Stanley Lippencott Ridge Park</u>	South 600 Lippencott Street	22	OS-1
<u>Tyson Park</u>	West 2351 Kingston Pike	27	OS-1
<u>Victor Ashe Park</u>	Northwest 4901 Bradshaw Road	115	OS-1
<u>West Hills Park/John Bynon Park</u>	West 7624 Sheffield Drive	14	R-1
<u>Whittle Springs Golf Course</u>	Northeast 3925 Schaad Road	88	OS-1
<u>Williams Creek Golf Course</u>	East	85	R-1

City of Knoxville Parks

Five Acres or Larger

	2335 Dandridge Avenue		
<u>William Hastie Park</u>	South Margaret Road	75	RP-1

11k

RESOLUTION

RESOLUTION NO: R-330-2010

RESOLUTION NO: R-330-2010

REQUESTED BY: Councilmember Grieve

PREPARED BY: Council

APPROVED AS TO FORM AND CORRECTNESS: _____

Director of Law
FINANCIAL IMPACT STATEMENT: _____

APPROVED: 10-19-2010

MINUTE BOOK 74 PAGE _____

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5 A RESOLUTION OF THE COUNCIL OF
6 THE CITY OF KNOXVILLE
7 RESPECTFULLY REQUESTING THAT
8 THE PROFESSIONAL PLANNING STAFF
9 OF THE METROPOLITAN PLANNING
10 COMMISSION REVIEW AND STUDY THE
11 CURRENT ZONING CODE AND UTILIZE
12 THEIR PROFESSIONAL SKILL AND
13 EXPERTISE IN DETERMINING THE BEST
14 AND MOST EFFECTIVE METHOD TO
15 AFFORD ZONING PROTECTION TO ALL
16 CITY PARKS, GIVING APPROPRIATE
17 CONSIDERATION TO AMENDING THE
18 CURRENT OS-1 DESIGNATION, AS
19 WELL AS TO CREATING A NEW
20 ZONING DESIGNATION DESIGNED TO
21 PROVIDE THE NEEDED PROTECTION.

18 WHEREAS, public parks dedicated for the public to enjoy for recreation, relaxation
19 and renewal are of vital importance to the health and vitality of any community; and,

20 WHEREAS, only under the most exceptional circumstances should public lands
21 devoted to use as a public park be utilized for any other purpose; and,

22 WHEREAS, one method of protecting public parks from adverse uses is to afford
23 them zoning protection so that any proposed use which would alter their use as a public park could
24 occur only after notice and multiple opportunities for the public to have meaningful input upon the
25 issue; and,
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2 WHEREAS, City Council previously adopted Resolution No. R-116-2010, urging the
3 Metropolitan Planning Commission to rezone all city parks to the OS-1 zoning designation; and,

4 WHEREAS, principally because the OS-1 zoning designation has a maximum
5 coverage requirement which is inconsistent with the current use of many public parks, the OS-1
6 designation was recommended for only a very limited number of public parks; and,

7 WHEREAS, City Council continues to desire a mechanism by which all public parks
8 in the City of Knoxville may be afforded protection from adverse uses under the zoning code; and,

9 WHEREAS, the professional staff of the Metropolitan Planning Commission, by
10 virtue of education, training and expertise should be well situated to provide City Council with advice
11 and recommendations with respect to the most appropriate means to afford zoning protection for city
12 parks, whether that involves an amendment to the current OS-1 designation such as but not limited
13 to elimination of certain permitted uses, uses permitted on review and limitations on maximum lot
14 coverage on land within City parks, the creation of a new zoning designation specifically for the
15 purpose of protecting city parks, or some other means; and,

16 WHEREAS, City Council is of the opinion that it would benefit from the unbiased
17 advice, skill and expertise of the professional planning staff of the Metropolitan Planning
18 Commission with respect to this subject.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
20 KNOXVILLE:

21 SECTION 1: The Council of the City of Knoxville hereby respectfully requests that
22 the professional planning staff of the Metropolitan Planning Commission review and study the
23 current zoning code, utilizing their professional skill and expertise in determining the best and most
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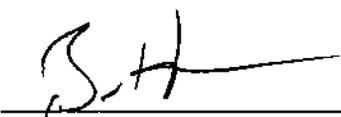
effective method to afford zoning protection to all city parks, giving appropriate consideration to amending the current OS-1 designation as well to creating a new zoning designation specifically designed for providing the needed protection.

SECTION 2: After evaluating and analyzing the best available method to afford zoning protection to the public parks within the City of Knoxville, City Council respectfully requests that the Metropolitan Planning Commission take any and all action necessary to initiate the proper method of affording zoning protection for all city parks.

SECTION 3: Upon adoption, the City Recorder is respectfully requested and directed to forward a true and correct copy of this Resolution to Mark Donaldson, Executive Director of the Metropolitan Planning Commission, in order to advise him of City Council's action with regard to this matter.

SECTION 4: This Resolution shall take effect from and after its passage, the public welfare requiring it.


Cindy Mitchell
City Recorder



Presiding Officer of the Council

ORDINANCE

ORDINANCE NO. 0-3-2011

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE KNOXVILLE CITY CODE, APPENDIX B, "ZONING REGULATIONS," REGARDING THE ADDITION OF A NEW OS-2 (PARK AND OPEN SPACE) DISTRICT. (FILE NO. 12-C-10-OA)

ORDINANCE NO: 0-3-2011

REQUESTED BY: MPC

PREPARED BY: Law Department

APPROVED ON 1ST

READING: 1-11-2011

APPROVED ON 2ND

READING: 1-25-2011

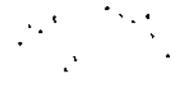
APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: 75 PAGE _____

WHEREAS, in April 2010, City Council requested the Metropolitan Planning Commission ("MPC") Staff to make a recommendation on rezoning all city parks and park expansion areas to OS-1 (Open Space Preservation) District. MPC staff recommended that only a small number of City-owned property met the intent and existing development regulations of OS-1 and that changes to the OS-1 district regulations were needed and a new zone district intended for active park and recreation facilities should also be considered; and

WHEREAS, City Council subsequently requested MPC to consider changes to OS-1 (Open Space Preservation) District and the creation of a new district; and



WHEREAS, MPC staff opines that preservation of open space and the protection of active park and recreation land and facilities require two different zone districts because of significantly different development regulation scenarios and recommends an amendment to the existing OS-1 (Open Space Preservation) District, and a separate ordinance amendment proposing a new park and open space district; and

WHEREAS, the Metropolitan Planning Commission voted to approve said amendment to Zoning Code to create a new OS-2 (Park and Open Space) District at its regular meeting held on December 9, 2010; and

WHEREAS, notice of the Metropolitan Planning Commission hearing on December 9, 2010 was published in the *Knoxville News Sentinel* on November 5, 2010 and notice of the City Council meeting on January 11, 2011 was published in the *Knoxville News Sentinel* on December 17, 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Knoxville City Code, Appendix B, "Zoning Regulations," is hereby amended as shown on Exhibits A, B and C attached hereto and made a part hereof by reference.

SECTION 2: This Ordinance shall take effect from and after its passage, the welfare of the City requiring it.

Daniel Brown
Presiding Officer of the Council

Cindy Mitchell
City Recorder

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Comparison of Proposed
Amended OS-1 and New OS-2 Zone Districts
12/09/10

Proposed Amended OS-1 Text	Proposed OS-2 Text
<p>A. General description. This open space preservation district is established to provide areas in which the principal use of land is devoted to the preservation and protection of recreational and conservation open space. The district is intended to preserve, and enhance land as permanent open space that contributes to the creation of a network of lands that provide safe and enjoyable areas and routes for non-intensive recreational opportunities, is protective of natural resources, and is compatible with surrounding land uses. The district is consistent with and intended to implement the Park, Public Institutional, Open Space and Environmental Protection land use classifications of the <i>Knoxville – Knox County General Plan 2033</i>, or its successor documents.</p>	<p>A. General description. This park and open space district is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population. The district is intended to provide for both improved and unimproved park and recreation lands. Facilities may include, but are not limited to, structures or other active, player-oriented facilities such playgrounds, recreational fields, ball-fields, sport courts, dog parks and associated accessory facilities such as recreation and community centers, administrative offices, parking areas and restrooms. The district is also intended to accommodate buildings of a public nature such as museums, libraries, police, fire or EMS stations. The district is consistent with and intended to implement the Park, Public Institutional, Open Space and Environmental Protection land use classifications of the <i>Knoxville – Knox County General Plan 2033</i> and the <i>Knoxville – Knox County Park, Recreation and Greenways Plan</i>, or successor documents.</p>
<p>B. Permitted principal and accessory uses and structures. The following uses shall be permitted in the OS-1 (open space preservation) district:</p>	<p>B. Permitted principal and accessory uses and structures. The following uses shall be permitted in the OS-2 (park and open space) district:</p>
<p>1. Horticulture, floriculture, forests and woods, home and community gardens.</p>	<p>1. Horticulture, floriculture, forests and woods, and community gardens.</p>
<p>2. Houses.</p>	<p>2. Recreation centers, public or private.</p>
<p>3. Recreational open space, such as parks, playgrounds, golf courses and country clubs, cycling, hiking and equestrian trails, parkways, hunting preserves, camps and resorts, fishing lakes, and greenway and blueway corridors.</p>	<p>3. Recreational open space, such as parks, playgrounds, golf courses and country clubs, cycling, hiking and equestrian trails, parkways, hunting preserves, camps and resorts, fishing lakes, and greenway and blueway corridors.</p>

Comparison of Proposed
Amended OS-1 and New OS-2 Zone Districts

12/09/10

Proposed Amended OS-1 Text	Proposed OS-2 Text
4. Conservation open space, such as watershed protection areas, public water supply points, lakes and reservoirs, wildlife management areas, and significant natural areas.	4. Conservation open space, such as watershed protection areas, public water supply points, lakes and reservoirs, wildlife management areas, and significant natural areas.
5. Historic and archeological sites.	5. Historic and archeological sites.
6. Accessory buildings, structures and uses.	6. Accessory buildings, structures and uses.
C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in Article VII, Section 5:	C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in Article VII, Section 5:
1. Multi-dwelling structures or developments at a maximum gross density of twelve (12) units per acre per development site.	1. Museums, libraries, police, fire or EMS stations, or other similar public facilities, provided such uses shall not exceed ten percent of the lot area.
2. Marinas, subject to the requirements set forth in Article V, Section 3.F.	2. Marinas, subject to the requirements set forth in Article V, Section 3.F.
3. Commercial telecommunications towers.	3. Commercial telecommunications towers.
	4. Recreation centers that bring the total lot coverage to greater than twenty (20) percent
D. Area regulations. All buildings and structures shall comply with the following requirements:	D. Area regulations. All buildings and structures shall comply with the following requirements:
1. Front yard. The minimum front yard shall be fifty (50) feet.	1. Front yard. The minimum front yard shall be twenty (20) feet.
2. Side yard. For single-story principal and accessory buildings and structures the minimum side yard shall be twenty (20) feet and an additional four (4) feet shall be provided on each side yard for each additional story or part thereof, for structures exceeding one (1) story.	2. Side yard. For principal and accessory buildings the minimum side yard shall be equal to the requirements of the adjacent zone district.
3. Rear yard. a. For principal buildings and structures the minimum rear yard shall be fifty (50) feet. b. For accessory buildings and structures the minimum rear yard shall be twenty (20) feet.	3. Rear yard. a. For principal buildings and structures the minimum rear yard shall be equal to the requirements of the adjacent zone district. b. For accessory buildings and structures the minimum rear yard shall be ten (10) feet.

Comparison of Proposed
Amended OS-1 and New OS-2 Zone Districts

12/09/10

Proposed Amended OS-1 Text	Proposed OS-2 Text
4. Lot width. The minimum lot width shall be two hundred (200) feet.	4. Lot width. There shall be no minimum lot width.
5. Minimum lot area. The minimum lot area for subdivisions of parcels shall be three (3) acres.	5. Minimum lot area. There shall be no minimum lot area.
6. Maximum coverage by impervious surfaces. The maximum coverage of buildings and other impervious surfaces shall be five (5) percent of a lot or parcel area; except that paths such as sidewalks, greenway trails, and golf cart paths or driveways less than twelve feet in width shall not be a part of the calculation.	6. Maximum lot coverage. The maximum lot coverage shall be twenty (20) percent of a lot or parcel area; except that recreational centers that bring the total lot coverage to greater than twenty (20) percent may be permitted after a development plan has been approval by MPC.
E. Height regulations. The maximum height of buildings and structures shall be thirty-five (35) feet; except as provided in Article V, Section 5 and Section 6.	E. Height regulations. The maximum height of buildings and structures shall be thirty-five (35) feet; except as provided in Article V, Section 5 and Section 6.
F. Off-street parking. Off-street parking shall be provided in accordance with Article V, Section 7.	F. Off-street parking. Off-street parking shall be provided in accordance with Article V, Section 7.

Proposed New Definitions

Proposed New Definitions at Article II, Definitions:

Garden, Community - A private or public facility for the growing of fruits, flowers, vegetables, or ornamental plants by one or more persons. "Community garden" use includes associated buildings and structures incidental to or necessary for the use's operation, including but not limited to detached utility buildings for storage and irrigation systems/equipment.

Greenway Corridor - A linear park, alternative transportation route, or open space conservation area approved by the city that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in The Knoxville – Knox County Park, Recreation and Greenways Plan.

Blueway Corridor – A water path or trail corridor that is developed with launch points, camping locations and points of interest for canoeists and kayakers.

Open Space, Conservation – Any public or privately owned parcel, lot or area of land or water essentially unimproved with any residential, commercial, or industrial uses or structures, and set aside or reserved for scenic, environmental, or preservation purposes. Conservation open space may include limited residential development, recreational open space, agricultural uses and natural features located on a site, including but not limited to steep slopes, flood plains, hazard areas, unique vegetation and critical plant communities, stream/river corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical, and cultural resources.

Open Space, Recreational – An area of land developed or intended for development with landscaping, specialized structures, and other features that promote passive or active recreational activities. May be accessible to only a segment of the public with or without payment of a fee, or may be open and accessible to the general public.

Park - An outdoor recreation facility accessible to the public that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities or areas.

Recreation Center - Recreational facilities, such as community centers, playgrounds, parks, swimming pools and playing fields that are available on a membership basis or the general public. Recreation centers may include administrative offices, classroom and meeting space and other space associated with park and recreation facilities or programs.

PROPOSED
OS-2 (Park and Open Space) Zone District Regulations
Article IV, Section 2.4.3
(with F-1 district renumbered to 2.4.4)

Article IV, Section 2.4.3 Park and Open Space District
[F-1 (Floodway) District to be renumbered to 2.4.4]

A. *General description.* This park and open space district is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population. The district is intended to provide for both improved and unimproved park and recreation lands. Facilities may include, but are not limited to, structures or other active, player-oriented facilities such playgrounds, recreational fields, ball-fields, sport courts, dog parks and associated accessory facilities such as recreation and community centers, administrative offices, parking areas and restrooms. The district is also intended to accommodate buildings of a public nature such as museums, libraries, police, fire or EMS stations. The district is consistent with and intended to implement the Park, Public Institutional, Open Space and Environmental Protection land use classifications of the *Knoxville – Knox County General Plan 2033* and the *Knoxville – Knox County Park, Recreation and Greenways Plan*, or successor documents.

B. *Permitted principal and accessory uses and structures.* The following uses shall be permitted in the OS-2 (park and open space) district:

1. Horticulture, floriculture, forests and woods, and community gardens.
2. Recreation and community centers, public or private, and administrative offices associated with park and recreation facilities.
3. Recreational open space, such as parks, playgrounds, golf courses and country clubs, cycling, hiking and equestrian trails, parkways, hunting preserves, camps and resorts, fishing lakes, and greenway and blueway corridors.
4. Conservation open space, such as watershed protection areas, public water supply points, lakes and reservoirs, wildlife management areas, and significant natural areas.
5. Historic and archeological sites.
6. Accessory buildings, structures and uses.

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in Article VII, Section 5:

1. Museums, libraries, police, fire or EMS stations, or other similar public facilities, provided such uses shall not exceed ten percent of the lot area.

PROPOSED
OS-2 (Park and Open Space) Zone District Regulations
Article IV, Section 2.4.3
(with F-1 district renumbered to 2.4.4)

2. Marinas, subject to the requirements set forth in Article V, Section 3.F.
 3. Commercial telecommunications towers.
 4. Recreational centers that bring the total lot coverage to greater than twenty (20) percent.
- D. *Area regulations.* All buildings and structures shall comply with the following requirements:
1. Front yard. The minimum front yard shall be twenty (20) feet.
 2. Side yard. For principal and accessory buildings the minimum side yard shall be equal to the requirements of the adjacent zone district.
 3. Rear yard.
 - a. For principal buildings and structures the minimum rear yard shall be equal to the requirements of the adjacent zone district.
 - b. For accessory buildings and structures the minimum rear yard shall be ten (10) feet.
 4. Lot width. There shall be no minimum lot width.
 5. Minimum lot area. There shall be no minimum lot area.
 6. Maximum lot coverage. The maximum lot coverage shall be twenty (20) percent of a lot or parcel area; except that recreational centers that bring the total lot coverage to greater than twenty (20) percent may be permitted after a development plan has been approval by MPC.
- E. *Height regulations.* The maximum height of buildings and structures shall be thirty-five (35) feet; except as provided in Article V, Section 5 and Section 6.
- F. *Off-street parking.* Off-street parking shall be provided in accordance with Article V, Section 7.

RESOLUTION

11K

#647

RESOLUTION NO.

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RESOLUTION NO: _____

REQUESTED BY: Councilmember Grieve

PREPARED BY: Council

APPROVED AS TO FORM AND
CORRECTNESS: _____

Director of Law

FINANCIAL IMPACT STATEMENT:

APPROVED: _____

MINUTE BOOK _____ PAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE RESPECTFULLY REQUESTING THAT THE PROFESSIONAL PLANNING STAFF OF THE METROPOLITAN PLANNING COMMISSION REVIEW AND STUDY THE CURRENT ZONING CODE AND UTILIZE THEIR PROFESSIONAL SKILL AND EXPERTISE IN DETERMINING THE BEST AND MOST EFFECTIVE METHOD TO AFFORD ZONING PROTECTION TO ALL CITY PARKS, GIVING APPROPRIATE CONSIDERATION TO AMENDING THE CURRENT OS-1 DESIGNATION, AS WELL AS TO CREATING A NEW ZONING DESIGNATION DESIGNED TO PROVIDE THE NEEDED PROTECTION.

WHEREAS, public parks dedicated for the public to enjoy for recreation, relaxation and renewal are of vital importance to the health and vitality of any community; and,

WHEREAS, only under the most exceptional circumstances should public lands devoted to use as a public park be utilized for any other purpose; and,

WHEREAS, one method of protecting public parks from adverse uses is to afford them zoning protection so that any proposed use which would alter their use as a public park could occur only after notice and multiple opportunities for the public to have meaningful input upon the issue; and,

1
2 WHEREAS, City Council previously adopted Resolution No. R-116-2010, urging the
3 Metropolitan Planning Commission to rezone all city parks to the OS-1 zoning designation; and,

4 WHEREAS, principally because the OS-1 zoning designation has a maximum
5 coverage requirement which is inconsistent with the current use of many public parks, the OS-1
6 designation was recommended for only a very limited number of public parks; and,

7
8 WHEREAS, City Council continues to desire a mechanism by which all public parks
9 in the City of Knoxville may be afforded protection from adverse uses under the zoning code; and,

10 WHEREAS, the professional staff of the Metropolitan Planning Commission, by
11 virtue of education, training and expertise should be well situated to provide City Council with advice
12 and recommendations with respect to the most appropriate means to afford zoning protection for city
13 parks, whether that involves an amendment to the current OS-1 designation such as but not limited
14 to elimination of certain permitted uses, uses permitted on review and limitations on maximum lot
15 coverage on land within City parks, the creation of a new zoning designation specifically for the
16 purpose of protecting city parks, or some other means; and,

17
18 WHEREAS, City Council is of the opinion that it would benefit from the unbiased
19 advice, skill and expertise of the professional planning staff of the Metropolitan Planning
20 Commission with respect to this subject

21
22 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
23 KNOXVILLE:

24 SECTION 1: The Council of the City of Knoxville hereby respectfully requests that
25 the professional planning staff of the Metropolitan Planning Commission review and study the
26 current zoning code, utilizing their professional skill and expertise in determining the best and most
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28

1
2 effective method to afford zoning protection to all city parks, giving appropriate consideration to
3 ^① amending the current OS-1 designation ^② as well to creating a new zoning designation specifically
4 designed for providing the needed protection.
5

6 SECTION 2: After evaluating and analyzing the best available method to afford
7 zoning protection to the public parks within the City of Knoxville, City Council respectfully requests
8 that the Metropolitan Planning Commission take any and all action necessary to initiate the proper
9 method of affording zoning protection for all city parks.

10 SECTION 3: Upon adoption, the City Recorder is respectfully requested and directed
11 to forward a true and correct copy of this Resolution to Mark Donaldson, Executive Director of the
12 Metropolitan Planning Commission, in order to advise him of City Council's action with regard to
13 this matter.
14

15 SECTION 4: This Resolution shall take effect from and after its passage, the public
16 welfare requiring it
17

18 _____
Presiding Officer of the Council

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20 _____
City Recorder
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Minutes (Unapproved)

December 9, 2010

1:30 P.M. ◊ Main Assembly Room ◊ City County Building

The Metropolitan Planning Commission met in regular session on December 9, 2010 at 1:30 p.m. in the Main Assembly Room, City/County Building, Knoxville, Tennessee.
Members:

- | | | |
|-------|--------------------------|----------------------------------|
| | Mr. Robert Anders, Chair | Mr. Michael Kane |
| A | Ms. Ursula Bailey | Mr. Nate Kelly |
| | Mr. Bart Carey | Mr. Robert Lobetti |
| | Ms. Laura Cole | Ms. Rebecca Longmire, Vice Chair |
| | Mr. Art Clancy | Mr. Brian Pierce |
| | Ms. Rachel Craig | Mr. Jack Sharp |
| | Mr. George Ewart | Mr. Wes Stowers |
| *, ** | Mr. Stan Johnson | |

* Arrived late to the meeting.

** Left early in the meeting.

A – Absent from the meeting

7. KNOXVILLE CITY COUNCIL

12-C-10-OA

Amendment to the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) District.

STAFF RECOMMENDATION: Approve the proposed amendments to the City of Knoxville Zoning Ordinance adding new definitions at Article II, as found in Exhibit B, and adding in its entirety Article IV, Section 2.4.3, as found in Exhibit C.

Mark Donaldson: This is the companion piece to the previous item. It is proposing a new zone district for the City called OS-2 Park and Open Space. Its purpose is oriented towards active parks and recreation facilities. When you compare it to the OS-1 list of permitted uses it literally replaces recreation centers with houses, and museums, libraries, public safety facilities or other public facilities for the multi dwelling structures or developments that are allowed in OS-. The dimensional requirements allow for much more intense development of these parcels because they will have active recreation facilities on them including recreation centers. The biggest change or difference with the OS-1 is that maximum lot coverage is proposed to be 20% compared to 5%

in the Open Space Preservation district with a provision that buildings and other impervious surfaces can exceed the 20% with a use on review process to approve a development plan. OS-1 as proposed to be amended is oriented toward passive conservation of open space and OS-2 is oriented towards active parks and recreation facilities. Staff recommends approval as show in Exhibit C and the definitions shown in Exhibit B.

MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on January 11, 2011, at 7:00 p.m. in the Main Assembly Room, City County Building, 400 Main Street, Knoxville, TN. Data pertinent to these items may be seen in the office of the Metropolitan Planning Commission (MPC), Fourth Fl. of the City County Bldg., Main St., Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104.

Ordinance Amendments
KNOXVILLE CITY ADMINISTRATION Amendment to the City of Knoxville Zoning Ordinance, Article V, Section 6 (D) (5), regarding division of a lot. MPC Recommendation: Approve.

KNOXVILLE CITY COUNCIL Amendments to the City of Knoxville Zoning Ordinance, Article IV, Section 2.4.2, regarding changes to regulations in the OS-1 (Open Space Preservation) District. MPC Recommendation: Approve.

KNOXVILLE CITY COUNCIL Amendment to the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) District. MPC Recommendation: Approve.

KNOXVILLE CITY ADMINISTRATION Amendment to the City of Knoxville Zoning Ordinance, Article V, Section 7, minimum off-street parking, access and driveway requirements, regarding parking and driveways in the front yard, the provision of accessible parking spaces and driveway and curb cut dimensions. MPC Recommendation: Approve.

Plans/Rezoning
METROPOLITAN PLANNING COMMISSION Hillside and Kogerstop Protection Plan. MPC Action: Approved as amended.

KNOXVILLE CITY COUNCIL Amendment to the Knoxville Knox County Park, Recreation and Greenways Plan initiated by resolution of the City Council to correct language of page 9 and correct a map designation of page 43. MPC Action: Approved.

TENNESSEE LAND INVESTMENT PROPERTIES, LLC (REVISED) - Northeast side Pelham Rd., east of Rutledge Pike, Council District 6. East City Sector Plan. Amendment from MDR (Medium Density Residential) and LDR (Low Density Residential) to LI (Light Industrial) and One Year Plan Amendment from MDR (Medium Density Residential) to LI (Light Industrial) and Rezoning from R-2 (General Residential) and I-3 (General Industrial) to C-6 (General Commercial Park). MPC Action: Approved.

CAD PROPERTIES (REFERRED BACK BY CITY COUNCIL) - Northwest side Izavell Pike, northeast of Smithwood Rd., Council District 4. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) or O-3 (Office Park) as requested by City Council. MPC Recommendation: Approve O-1.

KNOXVILLE CITY COUNCIL Park locations city-wide. Rezoning from Various zones to OS-1 (Open Space Preservation) or newly created zone. MPC Recommendation: Approve OS-1 and OS-2 (Park and Open Space) rezoning for park locations noted on Exhibit A.



CITY OF KNOXVILLE, TENNESSEE
CITY COUNCIL
AGENDA INFORMATION SHEET



AGENDA DATE: Tuesday, January 11, 2011
DEPARTMENT: Metropolitan Planning Commission
EXEC. DIRECTOR: Mark Donaldson, 215-3758

AGENDA SUMMARY

An Ordinance to amend the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) District. (File No. 12-C-10-OA)

COUNCIL DISTRICT(S) AFFECTED

All districts

BACKGROUND

In April, 2010, City Council initially requested MPC to make a recommendation on rezoning all city parks and park expansion areas to OS-1 (Open Space Preservation). MPC recommended that only a small number of city owned property met the intent and existing development regulations of OS-1 and that changes to the OS-1 district regulations were needed and a new zone district intended for active park and recreation facilities should also be considered. City Council subsequently requested MPC to consider changes to OS-1 and the creation of a new district.

Should City Council determine that it is necessary to protect park land with a zone district, MPC staff feels that the preservation of open space and the protection of active park and recreation land and facilities require two different zone districts because of significantly different development regulation scenarios. This amendment proposes a new park and open space zone district.

ANALYSIS

The proposed OS-2 (Park and Open Space) district uses the same format as the OS-1 zone district with several distinct regulatory differences:

- Its purpose is oriented toward active parks and recreational facilities accessible to the public or available on a membership basis rather than the conservation of open space.
- Its permitted uses include recreation centers rather than houses.
- Its uses permitted on review include museums, libraries, police, fire or EMS stations, or other similar public facilities, rather than multi-dwelling structures or developments.
- Its dimensional regulations allow much more intensive development:
 - o The minimum required front yard is 20 feet rather than 50 feet;
 - o The minimum required side yard is equal to the adjacent district rather than a minimum of 20 feet;
 - o The minimum required rear yard is equal to the adjacent district or 10 feet for accessory buildings rather than 50 feet or 20 feet for accessory buildings;
 - o There is no minimum lot width or lot area, rather than a minimum lot width of 200 feet and a minimum lot area of 3 acres; and
 - o The maximum lot coverage (for buildings) is 20 percent, with development plan approval by MPC for greater lot coverage, rather than a maximum impervious coverage of 5 percent.

OPTIONS

1. Approve First Reading 2. Approve on Emergency 3. Deny 4. Postpone for future consideration

RECOMMENDATION

The Metropolitan Planning Commission recommended approve the proposed amendments to the City of Knoxville Zoning Ordinance adding new definitions at Article II, as found in Exhibit B, and adding in its entirety Article IV, Section 2.4.3, OS-2 (Park and Open Space) as found in Exhibit C by a vote of 13-0.

ESTIMATED PROJECT SCHEDULE

Not applicable.

PRIOR ACTION/REVIEW

Ads Published

MPC Meeting	12/9/2010	Published ad on	11/24/2010
Knoxville City Council	1/11/2011	Published ad on	12/17/2010

FISCAL INFORMATION

Not applicable.

ATTACHMENTS

Exhibits A, B, C & D.

*Respectfully submitted:
Mark Donaldson, Executive Director*

9j

ORDINANCE

ORDINANCE NO. 0-9-2011

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. 3369, KNOWN AND CITED AS "THE ZONING ORDINANCE OF THE CITY OF KNOXVILLE, TENNESSEE," TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY LOCATED WITHIN CERTAIN PUBLIC PARKS FROM VARIOUS ZONES TO OS-1 (OPEN SPACE PRESERVATION) OR OS-2 (PARK AND OPEN SPACE) DISTRICT, KNOXVILLE CITY COUNCIL, APPLICANT. (FILE NO. 12-D-10-RZ)

ORDINANCE NO: 0-9-2011

REQUESTED BY: MPC

PREPARED BY: Law Department

APPROVED ON 1ST

READING: 1-11-2011

APPROVED ON 2ND

READING: 1-25-2011

APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: 75 PAGE _____

WHEREAS, the Knoxville City Council approved Resolution No. R-116-2010 on April 20, 2010 requesting the Metropolitan Planning Commission ("MPC") to consider the rezoning of all land located within all City parks listed within said Resolution and all park expansion areas from their current zoning classifications to OS-1 (Open Space Preservation) District, and to consider the placement of conditions on these park lands that would prohibit and restrict the development of residences, marinas, or cellular communication towers on these properties; and

WHEREAS, MPC staff analyzed all parks within the City and found that the area regulations for the OS-1 District indicate the district is intended to be used for large tracts of land with minimal development of manmade structures and features, which would include active park facilities such as playgrounds, ball fields, swimming pools, golf courses, greenways, biking or equestrian trails, campgrounds or marina facilities, or for smaller park lands that are to be left primarily in a natural or undisturbed condition; and

WHEREAS, MPC staff further found that the regulation for maximum lot coverage in the OS-1 District states that all manmade structures or features shall not cover more than five percent of the lot area, which provision would disqualify the majority of city park lands from consideration for OS-1 zoning; and

WHEREAS, MPC staff recommended that the City could initiate modifications to the OS-1 (Open Space Preservation) District to make it more compatible with active parks, or create a new Park district that better enables park lands suitable for active uses such as playgrounds, ball fields, swimming pools, golf courses, greenways, biking or equestrian trails and camping or marina facilities; and

WHEREAS, MPC staff also reviewed all City parks greater than three (3) acres in size that are not already zoned OS-1 (Open Space Preservation) District and found that, based on general knowledge and aerial photos, there are only a small number of parks that clearly meet the intent and purpose of the OS-1 (Open Space Preservation) District, and have recommended those for rezoning; and

WHEREAS, MPC recommended to Knoxville City Council that it initiate an effort to create definitions for open space and parks in the zoning ordinance and add parks as a use permitted on review in all zone districts; and

WHEREAS, on October 19, 2010, City Council passed a resolution requesting MPC make a recommendation on the “most effective method to afford zoning protection to all city parks” and to consider amending OS-1 and creating a new zone district; and

WHEREAS, MPC staff finds amendments to the current OS-1 district and a new OS-2 district is the best method to achieve the goal of protecting through zoning the park and recreation lands, as well as the preservation of open space, in the City; and

WHEREAS, at its December 9, 2010 meeting, the Metropolitan Planning Commission recommended to the Council of the City of Knoxville that the request to change the classification be approved as more particularly shown on Exhibit A, attached hereto; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on November 5, 2010, and public notice for the Knoxville City Council meeting on January 11, 2011 was published in the *Knoxville News Sentinel* on December 17, 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: "The Zoning Ordinance of the City of Knoxville, Tennessee," being Ordinance No. 3369, be and the same is hereby amended, so as to change the classification of the certain park locations from various zones to OS-1 (Open Space Preservation) or OS-2 (Park and Open Space) District, as more specifically shown on Exhibit A, attached hereto and made a part hereof by reference.

SECTION 2: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.


Recorder


Presiding Officer of the Council

MEMO

TO: David Brace, COO/Deputy to the Mayor
 Charles Swanson, Law Director
 Jim York, Finance Director

cc: Becky Wade, Community Development
 Michael Dunthorn, Community Dev.
 Sheryl Ely, Parks and Rec
 Aaron Browning, Parks and Rec
 Tim Hester, Parks and Rec
 Lisa Hatfield, Law

George Shields, Law
 Chris Ruberg, Real Estate
 Boyce Evans, Finance
 Donald Jenkins, Engineering
 Ben Davidson, Engineering

FROM: Chip Barry, Deputy Chief of Operations 

DATE: August 28, 2019

RE: Land Acquisition Committee Minutes – August 26, 2019

The following requests were reviewed and acted upon by Land Acquisition Committee (LAC) on August 26, 2019. David Brace was unable to attend, and Chip Barry served as his proxy. Charles Swanson was unable to attend, and George Shields served as his proxy.

Request 1– A request was submitted by Real Estate to transfer two pieces of property to the Airport Authority. In reviewing potential property acquisitions by TDOT for the Alcoa Hwy Improvement Plans at the airport, it was determined that these two properties should have been transferred in 1978 with other properties.

The affected properties are as follows:

CLT	Address	Owner	Request
Blount County tax parcels	Exit loop at Airport and O Lois Lane	City of Knoxville	Transfer from City to Airport Authority

Discussion: none

Motion: Jim York motioned to approved the property transfers to the Airport Authority pending council approval

Second: George Shields on behalf of Charles Swanson
 Approved Unanimously

Request 2– Real Estate submitted a request to provide a sewer line easement and parking lot use agreement with the Westside YWCA. These issues were identified through the plans review process for the building improvements planned at the Y. The parking lot had previously been owned by the Y and was transferred to the City over 30 years ago without consideration of the need for the easement or use agreement.

The affected properties are as follows:

CLT	Address	Owner	Request
120BF002.01	7624 Sheffield Drive	City of Knoxville	Easements for West YWCA

Discussion: None

Motion: Jim York approved the easement and use agreement request pending council approval.

Second: George Shields on behalf of Charles Swanson
Approved unanimously

Request 3– Tim Hester presented a request to acquire greenway easements along the Smoky Mountain Railroad in the Colonial Village neighborhood of South Knoxville. South Knoxville Church of God is willing to accept an easement for market value and they have the longest stretch of the old railroad that could be a link between Charter Doyle Park and Gary Underwood Park. Other neighbors have not been approached recently.

CLT	Address	Owner	Request
1023KK028.01	5601 Magazine	William and Sandra Hicks	Greenway Easement
102KK028	5619 Magazine	South Knoxville Church of God	Greenway Easement
102KK021	5825 Anna Rd	Stephen and Danielle Walker	Greenway Easement
123KK020	5737 Cilla Rd	Alexandria and John Ball, Jr.	Greenway Easement
123KK021.01	5803 Magazine Rd	Tami Hall	Greenway Easement

Discussion: Discussion occurred regarding prior efforts to create a greenway on this stretch of abandoned railroad. It was recommended that Tim Hester discuss the easements with Council member Stephanie Welch and approach the property owners with her to discuss the proposed project. Then return to Land Acquisition with a plan to meet with the neighborhood group if owners are willing and able to allow the easement.

Motion: None – project pending

Second: N/A

Request 4– Chip Barry presented a request by Community Development to transfer three parcels to Volunteer Ministry Center. The properties totaling approximately one acre were acquired in 1999 and 2000 for fair market value for the Caswell Park Redevelopment Project. Only a portion of the total property has been used for the park facilities and drainage. The three parcels are located in the Magnolia Ave Warehouse Redevelopment District and can be sold or leased per City code through a non-competitive bid process. It has been recommended that, if approved, we deed the entire property and restrict or reserve the portion necessary for the use by the park. The property sale will require an appraisal to establish the fair market value for Council’s approval of the sale.

CLT	Address	Owner	Request
082PK038	1605 E Fifth Ave	City of Knoxville	Sell property for redevelopment
082PK035	1615 E Fifth Ave		
082PK034	1617 E Fifth Ave		

Discussion: Sheryl Ely, Parks and Rec Director, explained how the north portion of the property is currently used to access the ballfields. We will need to reserve/restrict this area or create an access easement in addition to the area where the ballfields and drainage are located.

Motion: Chip Barry, on behalf of David Brace, moved to approve the sale with deed restrictions pending Council approval.

Second: George Shields, on behalf of Charles Swanson
Approved unanimously.

Request 5– Chip Barry presented a request by the Helen Ross McNabb Center to have the property located at 528 Lamar Street transferred from the City to the Center which has operated the Friendship House Vocational Services Center there since 1989. The property is located in the Downtown North/I-275 corridor development district and have be sold or leased without competitive bid. McNabb initially leased

the property with a \$300,000 capital investment to renovate the main house at this address. Later, they built a \$700,000 addition to the building to expand programming. The property sale will require an appraisal to establish the fair market value for Council's approval of the sale.

CLT	Address	Owner	Request
094DH011	528 Lamar Street	City	Transfer to Helen Ross McNabb

Discussion: None

Motion: Chip Barry, on behalf of David Brace, motioned to approve the sale to HRMC pending Council approval.

Second: George Shields, on behalf of Charles Swanson

Approved unanimously.

With no other requests to review, the meeting was adjourned.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Andrea Lewis <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:20 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Andrea Lewis
andiez1267@aol.com
111 Hale Rd
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Susan Morris <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:15 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3). We've worked hard to salvage this neighborhood. Why would you want to set us back? Why would you want to take away part of a designated park land that makes our neighborhood attractive to FAMILIES and their CHILDREN from all of Knoxville?

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input. The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Susan Morris

susank.morris@yahoo.com

524 N Bertrand St unit 228

Knoxville , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] E 5th Ave Park Land

Suzy Trotta <suzy@trottamontgomery.com>

Wed, Oct 2, 2019 at 2:08 PM

Reply-To: suzy@trottamontgomery.com

To: commission@knoxplanning.org

I'm writing this as a follow up to the form matter I sent yesterday regarding the proposed rezoning, and subsequent destruction of, our park land on E 5th Ave. I have lived at 2520 E 5th Ave for 3 years, and my dog, Jolene, has grown up playing in that park. We walk there almost daily, and she enjoys running to her heart's content (always with her e collar on. She is professionally trained). With no dog park within walking distance in the neighborhood, this will be a huge loss for us.

In addition, I do not feel like this issue has been handled properly or with adequate transparency or notice to the community.

I was personally part of the group which sent out 900 postcards to help notify the neighborhood of the public meeting that occurred at the Urban League. Without that effort, I doubt hardly anyone would have even known this was happening.

Please do not allow the city to give away our park!

I have also attached pictures and video of Jolene frolicking in that park. She's a very good girl.

--

Suzy Trotta
Broker/Owner
Trotta Montgomery Real Estate, LLC
[2300 E Magnolia Ave](http://www.trottamontgomery.com)
Knoxville, TN 37917
Office: (865) 213-2000
Mobile: (865) 809-5221
<http://www.trottamontgomery.com>

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This message was directed to commission@knoxplanning.org

4 attachments

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20190513_191854_004.jpg
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8431K



IMG_20190504_114704_605.jpg
2049K



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Shaina Wilson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:00 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Shaina Wilson
justshaina@gmail.com
Schubert 9
Knoxville, Tennessee 37912

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

sean barton <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 2:03 PM

Planning Commissioners,

Dear City,

I live, work, and play in Knoxville . I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue. This is some of the last Park and Open Space in North Knoxville. It is a light a positive influence every day and evening when community member congregate here. We feel that time and due diligence was not put forth in order to allow community members to express their concerns about this action.

The single minimally announce meeting on September 23 was not sufficient to allow time for review. Please hear us. We love and support this city. Its growth and prosperity have been such a blessing to watch continually come about. The mayor has been wonderful in acting alongside the legacy parks program in other areas of the city. Please do not forget about one of your most important city agendas!

Thank you for your time.

Sincerely,

Sean Barton

[2504 Jefferson Avenue](#)

sean barton

seanbarton2@gmail.com

2504 Jefferson Ave

[Knoxville, Tennessee 37914](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Pamela Trentini <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:50 PM

Planning Commissioners,

Hello,

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Pamela Trentini
pjtrentini@gmail.com
201 W 5th Ave; apt 7
Knoxville , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Dolores Shimski <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 1:51 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

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Dolores Shimski

lolashimski@gmail.com

1121 twin hill ln, 2

Knoxville, Tennessee 37932

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-S-19-RZ -- request to deny zoning change

1 message

Jennifer Mezick <jenniemezick@gmail.com>

Wed, Oct 2, 2019 at 1:49 PM

Reply-To: jenniemezick@gmail.com

To: commission@knoxmpc.org, commission@knoxplanning.org

Re: agenda item 10-S-19-RZ

Dear Commissioners,

I sincerely hope you will deny the request to rezone 1605, 1615, and 1617 E. Fifth Avenues from OS-2 (Park and Open Space District) to RP-3 (Planned Residential District).

These are parcels in active use by the community, which is underrepresented in park and open space (the true park and open space, not including parking lots and locked/pay-to-enter softball fields) compared with other areas of town. The decision you are about to make also sets a precedent for the rest of the city and county and sends the message that any public green space owned by the city/county can be rezoned and given or sold to developers.

I also request that you reflect on what this decision means for East Knoxville, an area that has been historically segregated using zoning, which has caused a lack of services, lack of quality education, and lack of access to jobs, which have prevented its residents – for generations – from growing economically as the rest of Knoxville has. People from decades past in your positions are responsible for the poverty East Knoxville struggles with today. Do not make your decision to rezone these properties lightly. East Knoxville has plenty of vacant residential lots and limited green space. Green space is important to the health of a community, which is reflected in the purpose of the OS-2 zoning: **“park and open space district is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population.”** As our city's urban areas continue to grow in population, our green space becomes more precious. Please preserve it!

Sincerely,

Jennifer Mezick
2080 E. Fifth Ave.

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Case Number 10-S-19-RZ

1 message

James Waldrup <waldrj2@gmail.com>

Wed, Oct 2, 2019 at 1:20 PM

Reply-To: waldrj2@gmail.com

To: commission@knoxplanning.org

Cc: fsaunders@knoxvilletn.gov, swelch@knoxvilletn.gov, aroberto@knoxvilletn.gov, ssingh@knoxvilletn.gov, Irider@knoxvilletn.gov, mcampen@knoxvilletn.gov, gmckenzie@knoxvilletn.gov, gwallace@knoxvilletn.gov, marshallstair@knoxvilletn.gov, wjohnson@knoxvilletn.gov

Knoxville-Knox County Planning Commission

RE: File Number 10-S-19-RZ

Dear Planning Commissioners:

Knowing you have been recently entrapped in this City-Administration-created and absolutely unnecessary drama, I wish to extend my deepest regret that you and the MPC staff have been so wrongly used as scapegoats for a City Administration too scared to force rich white neighborhoods to accept their "fair share" of dealing with our City's and County's homeless issue. It is a pity, really, that the Mayor chose the easy way of continued concentration of poverty and yet more taking via Urban Renewal (yes, that *same* Urban Renewal) from poor brown neighborhoods.

While reading Staff recommendations today, it has become extremely obvious that no MPC staffer wrote the recommendations or, if they did, it was under duress (probably with a not-so-gentle reminder of just how little the civil service system protects them) and they were given the text to enter. I wish to address some issues with the staff recommendations:

- 1) "Staff recommends approval of the requested RP-3 (Planned Residential District) zoning since it is consistent with the Central City Sector Plan and allows uses similar to those in existence in the neighborhood." I cannot believe this ***blatant lie*** was put on paper, in the record, and on file. To add insult to injury and completely undermine public faith in MPC (yes, I know lots of taxpayer money was wasted to change the name but you will always be MPC to me), there is absolutely no supporting evidence given to justify this one line approval. I find it very difficult to believe that the Central City Sector Plan says "developing parkland is the highest and best use" (even if it does, it runs afoul of the OS2 ordinance which directed MPC to correct any conflicting one year plans, 5 year plans, sector plans, and any other plans. THIS ALONE SHOULD HAVE MADE STAFF RECOMMEND DENIAL.

Now to address the "uses similar to those in existent in the neighborhood": The highest density residential zone in the ENTIRE neighborhood is R-2. RP-3 is nowhere close to a similar use; the highest capacity building in the neighborhood, Park Place (the former Park City Jr High), is zoned R-2. This high density residential use is not in keeping with the Central City Sector plan, the Magnolia Warehouse Redevelopment district, nor any other plan as RP-3 is not considered compatible with Traditional Residential Development patterns (which is the majority of the neighborhood).

Records obtained through Open Records requests (because the City Administration is stone-walling any effort to obtain information about this project) revealed emails between Becky Wade (Community Development Dept. head) and MPC in which MPC staff previously resisted zoning above RN-3, since higher density doesn't meet the Sector Plan. What has suddenly changed?!

I would appreciate Staff justifying their unique and alternative-facts based rationale in writing, citing the source documents specifically.

- 2) THERE IS NO PROVISION FOR ADMENDMENTS TO THE ONE YEAR PLAN OR SECTOR PLAN FOR THIS DEVELOPMENT. The amendments are required and must be concluded before this

rezoning can be approved by Staff. HOW AND WHY IS THIS SKIPPED?

3) The staff report is riddled with errors that are grossly inconsistent with the quality of MPC created documents. Why is this highlighted section blank? WHAT DOES THE CENTRAL CITY SECTOR PLAN'S MU-SD, MU-CC4 LAND USE DESIGNATION CALL FOR? It certainly isn't high-intensity residential development in a park.

 Staff rec1.png

4) On that same page, the Staff report goes on to declare that "the proposed amendment shall. . .not [be] in conflict with the . . . land use plan. . .and others" Then, at the bottom of 3(5), it states, "Part of this property was included in the Caswell Park Plan in 2001...The park has since been completed, but the two parcels were never utilized." In plain English, this would be the MPC admitting that this is indeed a park. But the "were never utilized" portion is particularly onerous. What counts as utilization? Open lawn space is the majority of Lakeshore Park. These lots were used to build the park--the ball fields sit on them and the rest was left as open space for the neighborhood when there wasn't funding left to do anything else. This is hardly "never utilized" space but it certainly is STILL PARK.

But we still have to deal with that clause about not conflicting with other plans. It is a direct conflict of the land use plan--these parcels are PARK in those plans. It is also a direct conflict with the Magnolia Redevelopment plans; it is assumed that the overlay is on the park (and also over all of Caswell Park on the west side of Winona) because the overlay had to be drawn with straight edges for ease of graphic presentation; the softball fields are labeled PP because that's the only lot of Caswell Park that has an address--[620 Winona St.](#) and that's what the out-of-town graphic designer used as a reference. If this interpretation of the overlay map overrides all base zoning then most of the parks in a redevelopment overlay are subject to this same pillaging--all of them being located in poorer and browner sections of town. THIS PROPOSAL IS IN DIRECT CONFLICT WITH ALL EXISTING PLANS.

I realize that MPC is a quasi-legislative body and that it must adhere to a set of rules, those rules being issued by City Council. The Magnolia Redevelopment district was based on the 2009 Magnolia Avenue Corridor Study; in this study the parcels in question were still zoned O1. In 2010, MPC was directed by Council to create the OS-1 and OS-2 zonings and make sure that any conflicts with the new zoning in any zoning plans were absolved. These lots were determined at that time to indeed be park and were included in that zoning. All plans should have been corrected--the 2014 Magnolia Redevelopment study took the map without any changes from the 2009 Magnolia Corridor Study so either MPC has failed in completing the directive from City Council or it was assumed that no one would mistake the redevelopment area overlay as over-riding the OS-2 zoning. A DECISION CONTRARY TO THE INTENT OF OS-2 ZONING WILL RESULT IN LAWSUITS. The 2010 directive also commanded MPC to make sure future studies would not conflict with OS-2 zoning; so HOW IS IT POSSIBLE THAT MPC CAN NOW OFFER AN OPINION OF NO CONFLICT? The intent of the OS-2 ordinance meant that if the sector plans, one year plans, five year plans, etc were conflicting that they must be made non-conflicting. Therefore one must assume that NONE OF THE CITY'S PLANS CAN RECOMMEND REZONING OS-2 .

Again, I sympathize that the City Administration has put all of you in this terrible situation resulting from a lack of leadership on the Mayor's behalf. Please consider postponing or tabling this application until the City can clarify and Staff can offer more concise reasoning before we allow private organizations to point to something tax payer owned and say, "I want that!". There is a very worrisome precedent that could be set by allowing this to pass or be denied and immediately sent to Council for appeal. Since the City cannot sue itself, MPC has the ability to delay this and allow for more fact finding; setting the record straight--this is parkland as voted on by City Council 5 times in the last ten years, three of them being the most recent ReCode votes; and much more public clarity and transparency. This project has been mired in half-truths, distrust, and outright deceit. It is with much chagrin I see the City is now thrusting it upon you. But ask yourself, no matter how morally superior a cause may appear to be, how much underhandedness can be used and still claim the high road?

James Waldrup
1710 E 5th Ave



Virus-free. www.avg.com

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This message was directed to commission@knoxplanning.org



MPC letter.docx
48K



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Michael Covington <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:04 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Michael Covington
ekcmtg@gmail.com
2566 Brooks Avenue
Knoxville, Tennessee 37914

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Sandy Larson <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 12:41 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

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Sandy Larson

sandylarson@yahoo.com

9229 Shady Bend Lane

[Knoxville , Tennessee 37922](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Velma Wright <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:16 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Velma Wright
snookie8391@comcast.net
4309 Wahli Street
Knoxville , Tennessee 37918

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Patrick Hollis <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:55 PM

Planning Commissioners,

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Patrick Hollis
phollis104@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

1649 Dandridge Ave

[Knoxville, Tennessee 37915](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Alana Seaton <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:13 PM

Planning Commissioners,

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I live in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Thank you for your consideration and protective action in this matter.

Alana Seaton
akdseaton@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

3200 Fountain Park Blvd
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Rae Guinn <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:52 PM

Planning Commissioners,

Hello,

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Rae Guinn
jrguinn1@bellsouth.net
4309 Deerfield Rd
Knoxville , Tennessee 37921

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Peggy Klein <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:06 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Peggy Klein
cubswin523@yahoo.com
1618 Washington Ave.
Knoxville , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Sara Speth <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 11:51 AM

Planning Commissioners,

Hello,

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Sara Speth
geneadmirer@yahoo.com
11635 S Monticello Dr
Knoxville, Tennessee 37934

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Susan Feinberg <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 11:58 AM

Planning Commissioners,

Hello,

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Susan Feinberg
drsusf@aol.com
1329 Grainger Ave
KNOXVILLE , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

brandy smith <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 11:31 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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brandy smith
brandyleasmith@aol.com
5321 Rowan Rd
Knoxville, Tennessee 37912-2737

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jeannine Webb <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 11:37 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

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Jeannine Webb

mjwebb64@gmail.com

1033 Ruskin Dr.

[Knoxville, Tennessee 37923](#)

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Everett Green <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 11:17 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Everett Green

everett.k.green@gmail.com

207 E BAXTER AVE

KNOXVILLE, Tennessee 37917-6437

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Linda Chatham <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 11:08 AM

Planning Commissioners,

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Linda Chatham
chat@utk.edu
4221 Tazewell pIKE
[Knoxville, Tennessee 37918](https://www.knoxplanning.org/)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Michael Stinson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 11:12 AM

Planning Commissioners,

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Michael Stinson
M_stinson@hotmail.com
1401 Coesta Circle
Knoxville , Idaho 47914

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

L. Tiffany Teague <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:57 AM

Planning Commissioners,

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L. Tiffany Teague
teaguetiffany@gmail.com
523 N. Bertrand ST
[Knoxville, Tennessee TN](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

kendywmc@gmail.com <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 10:40 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

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kendywmc@gmail.com

5915 Hyatt Rd

[Knoxville, Tennessee 37918](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Elizabeth Turner <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 10:45 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

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Elizabeth Turner

epaigeturner@yahoo.com

300 State St. Apt 629

[Knoxville, Tennessee 37902](http://www.knoxplanning.org)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Hillary Tune <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:41 AM

Planning Commissioners,

Hello,

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Hillary Tune
widget82@gmail.com
5600 Dogwood Road
[Knoxville, Tennessee 37918](http://www.knoxplanning.org)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Andre Duvall <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:47 AM

Planning Commissioners,

Hello,

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Andre Duvall
andreduvall72@gmail.com
2720 E 5th ave
Knoxville , Tennessee 37914

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Andrew Kilgore <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:34 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Andrew Kilgore
andrewkilgore29@yahoo.com
1600 Jefferson Ave
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

William Morris <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:27 AM

Planning Commissioners,

Hello,

There is an abundance of vacant, underused property in this area of Knoxville that could be rehabilitated for this use.

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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William Morris
bill.morris@holysmokerstoo.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

523 N. Bertrand St

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Mae Moody <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 10:27 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Mae Moody
maemoody09@comcast.net
Murray Dr.
Knoxville, Tennessee 37912

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Sydney Poker <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 9:58 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Sydney Poker

sydneyhoover@comcast.net

1704 Washington Ave

Knoxville, Tennessee 37917-6861

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Rebekah Myers <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:57 AM

Planning Commissioners,

Hello,

I grew up in Knoxville and return frequently to 4th and Gill where my childhood home is and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Rebekah Myers
rebekahmyers@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

1117 Eleanor Street

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] I Oppose Caswell Park Rezoning - 10-S-19-RZ

Bill Myers <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:44 AM

Planning Commissioners,

Hello,

For the past 20 years I have lived and worked live in the center city area of Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

This hurried attempt, once again, to appease the homeless industry violates the 2010, Knoxville City Council resolution that public park land should not be disposed of absent a formal process and extensive public review and input.

The City's mis-characterization of the land as "vacant land" rather than "public park land" is wrong and borders on the criminal misuse of public power. the downtown area continues to expand, our adjacent neighborhoods and parks are being subjected to unwise and ill-considered land use to placate downtown developers. This desecration of Caswell Park continues the trend of destroying neighborhood integrity just as we start to recover and develop. This is very similar to moving VMC off Gay St to open room for developers. The city spent millions of dollars in developing Caswell Park and now the current Rogero administration seems intent on destroying that investment.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

That we are even considering this, much less without "due process" is unforgivable and will blight the reputations of Mayor Rogero, City Council and MPC and all involved including VMC should be ashamed to have a part in this proposal. Do the decent and right thing- and follow your mandated policies and procedures.

Bill Myers
myerswb@bellsouth.net
1117 Eleanor St
[Knoxville, Tennessee 37917](http://www.knoxplanning.org)

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Hector Castro <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:40 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Hector Castro
hfc5@hotmail.com
523 N Bertrand St #310
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jamie Costello <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:32 AM

Planning Commissioners,

Hello,

I live in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Jamie Costello
jamie.n.costello83@gmail.com
317 East Glenwood Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jessica Shipp <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:12 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Jessica Shipp
jessicas87@live.com
933 Chickamauga Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Jacqueline Marchuk <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 9:29 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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We have so many uninhabited buildings in this town. Use some of those instead!

Jacqueline Marchuk
jmarchuk@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

934 Raleigh Ave

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Tyler Dippel <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:20 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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With so many terrible things happening in the world today, like the Amazon burning, please don't take away park space.

Tyler Dippel
tjdippel10@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

523 N Bertrand St.

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Danielle Boaz <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:17 AM

Planning Commissioners,

Hello,

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Danielle Boaz
daniellebonner1@gmail.com
706 Monroe st
Knoxville , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Randall Thornhill <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 9:22 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

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I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Randall Thornhill

thehill007@yahoo.com

911 Radford Pl

[Knoxville , Tennessee 37917](#)

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Adesola Odunayo <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:27 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Adesola Odunayo
aodunayo@utk.edu
403 Maple Loop Rd
Knox, Tennessee 37920

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Frances Butler <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 9:11 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Frances Butler
franalto@comcast.net
8691 Belle Mina Way
Knoxville, Tennessee 37924

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Case 10-S-19-RZ

1 message

Lynda Blankenship <lynda@premiersolutionsintl.com>

Wed, Oct 2, 2019 at 9:22 AM

Reply-To: lynda@premiersolutionsintl.com

To: commission@knoxplanning.org

Commissioners:

I am writing in reference to case number 10-S-19-RZ. I have lived in the Parkridge community for 2.5 years, but my family has lived here on and off for the last 120. It is a neighborhood I care about, deeply. The issue here is not about building homeless housing, for East Knoxville is a very welcoming and open minded community, and this mission is worthy. The issue concerns stealing park land, despite a city ordinance to protect it, and countless other appropriate sites that could be allocated or purchased for this purpose.

I am appalled at the manner in which this proposed zoning change came about, through a subtle change in a late draft of recode. A public meeting was held only after city council members and residents demanded it, with almost no notice. Notification of the meeting to residents was left to the community, at their expense. A similar proposal was planned for the development of Lakeshore Park several years ago and failed, even though there were 185 acres available. The above referenced city ordinance to protect park land was the result. Why doesn't this ordinance protect this small parcel in East Knoxville? And, yes, this land has been designated park land for a very long time, despite eleventh hour attempts to claim it is not.

After living most of my life in the county, the last couple of years of city life have been somewhat alarming and eye opening. We can't all agree on every decision, **but the process here should not be encouraged**. Please delay any decision on this matter, until a full and open discussion of the alternatives can be held. Or, better yet, just vote it down.

Respectfully,

Lynda Blankenship
Parkridge Resident
Woodbine Avenue

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

Mandi Lawson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:49 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Thank you very much,
Mandi Lawson

Mandi Lawson
mandilawson@gmail.com

10/2/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ

2417 E. 5th Ave

Knoxville , Tennessee 37917

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Oppose Caswell Park Rezoning - 10-S-19-RZ76 messages

Kyle Bingham <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:46 AM

Planning Commissioners,

Hello,

I live in Knoxville in the Parkridge neighborhood and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Kyle Bingham
kyleadem@gmail.com

1249 Boruff St
Knoxville, Tennessee 37917

--

This message was directed to commission@knoxplanning.org

Jill Branson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:20 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Jill Branson
Bransonfam5@gmail.com
1121 Fairfax Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]

Andrew Kinder <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:13 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Andrew Kinder
andykndr@gmail.com
E Magnolia Ave
[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Lynda Blankenship <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:45 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Lynda Blankenship
lyndanine@aol.com
2442 Woodbine Ave
KNOXVILLE, Tennessee 37917

[Quoted text hidden]

Kimberly Kennard <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:15 PM

Planning Commissioners,

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I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Kimberly Kennard
kimberly.s.kennard@gmail.com
710 E Oak Hill Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Stephanie Andrews <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:08 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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I also feel very strongly that our neighborhoods have born the brunt of Knoxville's facilities of this nature, homeless shelters, and halfway houses. We are inundated with these type facilities and "services" and it is negatively impacting our neighborhoods and communities. The rest of Knoxville needs to take their fair share of these facilities. Not only do there not need to be more added to our neighborhoods, a significant portion of the over abundance of these needs to be relocated from our neighborhoods. The rest of Knoxville thinks that they can just keep dumping these facilities into our neighborhoods and it has got to stop. We are at catastrophic biblical flood levels here now, no more!

Stephenie Andrews
sandrews09@comcast.net
1343 Grainger Ave #1
Knoxville , Tennessee 37917

[Quoted text hidden]

Brenda Shumate <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:17 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Brenda Shumate
bshumate2009@hotmail.com
408 Hiwassee Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Christopher Salmons <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:37 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Christopher Salmons
csalmons83@gmail.com
1710 E 5th Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Mary Armstrong <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 5:34 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Mary Armstrong
httpturbo12@gmail.com
901 Banks Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]

Natalie Kurylo <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:21 PM

Planning Commissioners,

Hello,

I am a voting resident of the city of Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved that public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view with so many other residents that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and/or input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note that the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather

than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Thank you for your consideration. I hope that you will delay this matter so that a less affluent neighborhood does not suffer a potentially illegal land grab.

Natalie Kurylo
nkurylo@me.com
1727 Uppingham Dr
Knoxville, Tennessee 37918-2860

[Quoted text hidden]

Nancy Peden <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:11 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010

(case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Nancy Peden
tnmiss10@aol.com
Columbia Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Julius Rodzavicius <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 5:06 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Julius Rodzavicius
groovetik@yahoo.com
222 e caldwell ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Tanner Jessel <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 4:57 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Tanner Jessel
mountainsol@gmail.com
1026 Olive St
Knoxville, Tennessee 37917

[Quoted text hidden]

Caroline Duggan <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:14 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Caroline Duggan
carolineduggan1000@gmail.com
806 Deery street
Knoxville, Tennessee 37917

[Quoted text hidden]

Amy Geer <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:05 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Amy Geer
amylou7171@yahoo.com
3128 Indigo Ln
Knoxville, Tennessee 37921

[Quoted text hidden]

Terry Miller <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 5:49 PM

Planning Commissioners,

Hello,

I live at Park Place Condos. Our property almost backs up to this green space via alleyway. I use this green space a lot. This is where I go to watch ballgames so if this is taken away, where are we supposed to watch from without paying \$8 every time. This is our beautiful green space and we cannot get it back. Please consider another location like the Pension Board lot that will no longer serve anyone.

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Terry Miller
terrymiller2005@comcast.net
523 N. Bertrand Street
Knoxville , Tennessee 37917

[Quoted text hidden]

Matt Salmons <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:04 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Matt Salmons
msalmons@hotmail.com
Shangri la drive
Knoxville , Tennessee 37914

[Quoted text hidden]

Susan Johnson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:49 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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(case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Susan Johnson
suse72467@gmail.com
2710 Louise Ave
Knoxville, Tennessee 37914

[Quoted text hidden]

theresa west <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:07 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Stop this madness!!!!

theresa west
happybadger08@yahoo.com
4311 buffat mill rd
[knoxville, Tennessee 37914](#)

[Quoted text hidden]

Stacey Stiles <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 3:45 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Stacey Stiles
stacey.d.stiles@gmail.com
1113 Harvey street
Knoxville, Tennessee 37917

[Quoted text hidden]

Kevin Miller <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:15 PM

Planning Commissioners,

Hello,

Let me begin by stating I support Parkridge being part of the solution to the homeless issue in Knoxville. I live in the neighborhood on 5th ave and have no problem with this being in "my backyard". However, the majority of Caswell Park is unusable to the public (ball fields, YMCA, senior center, rubble lot) and giving away part of the usable park is unacceptable. It has been unfairly categorized as "adjacent to the park" but it is indeed part of the park.

I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Kevin Miller
kevinmiller0902@gmail.com
5th ave
[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Ed Strickland <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 6:26 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Ed Strickland
estrickland37917@gmail.com
E Fifth Ave
KNOXVILLE, Tennessee 37917

[Quoted text hidden]

Barbara Ludwig <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:19 AM

Planning Commissioners,

Hello,

I live in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an “urgent need.”

That portion of Caswell Park is a very inviting view of the ball fields and I enjoy looking at them every time I drive by on Fifth Avenue.

There are so many other options of land and vacant buildings available. Leave our park alone.

Barbara Ludwig
bludwig@theinsitegroup.com
523 N. Bertrand Street, Unit 213
Knoxville, Tennessee 37917

[Quoted text hidden]

Carly Baskette <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:18 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

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Carly Baskette
carly.baskette@gmail.com
5703 Dogwood Rd
[Knoxville, Tennessee 37918](#)

[Quoted text hidden]

Hannah Bingham <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 1:22 AM

Planning Commissioners,

Hello,

I live in the Parkridge Neighborhood of Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Hannah Bingham
hannahningham@gmail.com
Boruff St
[Knoxville, Tennessee 37917](https://www.google.com/maps/place/Knoxville,+Tennessee+37917)

[Quoted text hidden]

Scotty Carringer <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 5:42 PM

Planning Commissioners,

Hello,

I spend quite a bit of time in Knoxville, especially at the parks and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Scotty Carringer
scottyc630@gmail.com
1548
Maryville , Tennessee 37803

[Quoted text hidden]

Rebecca Mccurdy <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 6:03 AM

Planning Commissioners,

Hello,

I live in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the

City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Rebecca Mccurdy
becca73180@aol.com
1000 Thompson place
Knoxville, Tennessee 37917

[Quoted text hidden]

Kristina Parks <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:41 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Kristina Parks
parks.kristina@gmail.com
3307 Orlando st
Knoxville , Tennessee 37917

[Quoted text hidden]

William Ehrenclou <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 4:56 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

I think there must be a location that would not require giving up park space, which is pretty limited in this part of the city. At a minimum, I think more time should be allowed for alternative proposals to be considered.

William Ehrenclou
wmehrenclou@gmail.com

1306 Kenyon St
Knoxville, Tennessee 37917

[Quoted text hidden]

Wily Roberts <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:27 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Wily Roberts
kidwgr@gmail.com

811 Gresham Rd.

[Knoxville, Tennessee 37918](#)

[Quoted text hidden]

Lacy Mellon <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:48 PM

Planning Commissioners,

Hello,

I live / work / play in 37917 and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Lacy Mellon
heyitsmelacy@yahoo.com

625 Luttrell St
Knoxville , Tennessee 37917

[Quoted text hidden]

Lynne Sullivan <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:17 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Lynne Sullivan
hiearch@gmail.com

Washington Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Betty Jenkins <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:19 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Betty Jenkins
bajenkins1960@yahoo.com

344 Atlantic
Knoxville , Tennessee 37917

[Quoted text hidden]

Nikki Carringer <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:00 PM

Planning Commissioners,

Hello,

I live work in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Nikki Carringer
n.carringer33@gmail.com

1548

Maryville , Tennessee 37803

[Quoted text hidden]

Brenda Shumate <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:18 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Brenda Shumate
bshumate2009@hotmail.com

408 Hiwassee Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Curtis Curtis <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:15 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Curtis Curtis
curtis@gmail.com

Curtis

Curtis , Michigan Curtis

[Quoted text hidden]

William Collins <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:34 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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William Collins
uncletomcollins@gmail.com

5701 Scenic Hills Road
Knoxville, Tennessee 37912

[Quoted text hidden]

William Hodges <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:09 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

William Hodges
WmD.Hodges@yahoo.co.uk

24 W. 610 Eugenia Drive
Naperville, Illinois 60540

[Quoted text hidden]

Aaron Searcy <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 5:44 PM

Planning Commissioners,

Hello,

I live by Caswell Park and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3). Given that we have limited parkland that isn't behind lock and key, my kids and I value this space and use it regularly.

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Sincerely,
Aaron Searcy

Aaron Searcy
taontoeearth@gmail.com
1535 Woodbine Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Shinju Mitchell <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:08 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an “urgent need.”

Shinju Mitchell
mmsweetandsour876@gmail.com
Shangri-la Drive
Knoxville, Tennessee 37914

[Quoted text hidden]

Regina Ball <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:14 PM

Planning Commissioners,

Hello,

I play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Regina Ball
reginaball@gmail.com
1555
Maryville , Tennessee 37801

[Quoted text hidden]

Diane Hawkins <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:04 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Diane Hawkins
dh080918@gmail.com
455 Cedar Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Chris Barber <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:30 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Chris Barber
chris.barber.utk@gmail.com
1404 N 4th Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

iryna loboda <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:21 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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iryna loboda
irynaloboda@gmail.com
425 e scott
knoxville, Tennessee 37917

[Quoted text hidden]

Tiffany Ogle <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:00 PM

Planning Commissioners,

Hello,

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Tiffany Ogle

tiffanyh0317@gmail.com

909 East Columbia Avenue

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Jill Green <info@sg.actionnetwork.org>

Tue, Oct 1, 2019 at 10:25 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

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Jill Green

Jillgreen@hotmail.com

2301 North Park Blvd

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Michelle Ivester <info@sg.actionnetwork.org>

Tue, Oct 1, 2019 at 6:19 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Dear Representatives,

As a Knoxville City resident and taxpayer I am very opposed to the City giving our parkland away after we've invested so much into protecting it. The lack of transparency with which this project has evolved is deeply disturbing and I hope that you as our representatives will vote to deny the rezoning of these parcels.

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Thank you for your time.

Michelle Ivester

michelle ivester

m.ivester@hotmail.com

1131 chickamauga ave

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Dane Owens <info@sg.actionnetwork.org>

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 8:05 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Dane Owens
owensd83@gmail.com
2716 Keystone Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Jason Brown <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:21 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Jason Brown

jason.e.brown@gmail.com

3209 Cross Valley Road

[Knoxville , Tennessee 37917](#)

[Quoted text hidden]

Sam Utesch <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:15 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Sam Utesch
samutesch@gmail.com
306 e burwell ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Katie Beeler <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 12:58 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Katie Beeler

katie@knoxnativehomes.com

5133 Mountaincrest drive

[Knoxville, Tennessee 37918](#)

[Quoted text hidden]

Amanda Burns <info@sg.actionnetwork.org>

Tue, Oct 1, 2019 at 7:33 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

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Amanda Burns
aburns.lpc@gmail.com
Harvey
Knoxville , Tennessee 37917

[Quoted text hidden]

Todd Doty <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 6:56 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Todd Doty

doty.todd@gmail.org

5501 Crestwood Drive

[Knoxville, Tennessee 37914](#)

[Quoted text hidden]

Kelli Guinn <info@sg.actionnetwork.org>

Tue, Oct 1, 2019 at 9:05 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

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Kelli Guinn
kelli_guinn@yahoo.com
1724 Washington Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Scott Rupe <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 9:45 PM

Planning Commissioners,

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Scott Rupe
scott.rupe@gmail.com
1805 Jefferson Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

MARGARET LON-BRITTON <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 10:37 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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MARGARET LON-BRITTON
MARGARETLON@HOTMAIL.COM
303 E OKLAHOMA AVE
KNOXVILLE, Tennessee 37917

[Quoted text hidden]

Danielle Nance <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:21 PM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Danielle Nance
1111.daniellemarie@gmail.com
7202 Sevierville Pike
Knoxville , Tennessee 37920

[Quoted text hidden]

Alan Cheatham <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:09 PM

Planning Commissioners,

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Alan Cheatham
cheathama@gmail.com
445 W Blount
Knoxville , Tennessee 37920

[Quoted text hidden]

April Hill <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:50 AM

Planning Commissioners,

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April Hill
aprildawn.hill@gmail.com
E 5th Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Mary Nietling <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:58 AM

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Mary Nietling
manie4000@gmail.com
2601 Truman ave
Knoxville, Tennessee 37921

[Quoted text hidden]

Chris Hauck <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:04 AM

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Chris Hauck
cbhauck@aol.com
4314 Macbeth Way
Knoxville , Tennessee 37919

[Quoted text hidden]

Anne-Marie Joubert <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:57 PM

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Anne-Marie Joubert
ajoubert@gmail.com
714 Morgan Street
Knoxville , Tennessee 37917

[Quoted text hidden]

Cesar Ruiz <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:54 AM

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Cesar Ruiz
CesarARuiz07@gmail.com
2041 E 5th Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Edward Ellis <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 7:08 PM

Planning Commissioners,

Hello,

(The stock letter below pretty much summarizes my thoughts on this matter. We do not want any of our parks to be rezoned.)

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

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Edward Ellis

eellis2@hotmail.com

Fulton dr

[Knoxville, Tennessee 37918](#)

[Quoted text hidden]

Hannah Blair <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:56 PM

Planning Commissioners,

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Hannah Blair
hannahjoblair@yahoo.com
135 e Scott Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Keidre Shaw <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:13 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3). I hope to see it be a gathering space that’s safe for families. During the summer, many people exercise here; have bbqs and connect. I am leading a church small group that meets here and I know there’s been community events here in the past. Please, please! Don’t let development happen in this area. We desperately NEED this green space in my already limited neighborhood.

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week’s notice) plus the City’s mischaracterization of the land as “vacant land” rather than “public park land” have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as “vacant land” rather than “public park.” A media advisory distributed by the City asserts the land is “adjacent to” rather than “part of” Caswell Park. A city official was directly quoted asserting the parcels are “not actually part of” Caswell Park. The Planning Commission’s own records will show the land was designated as

park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Keidre Shaw
keidshaw@gmail.com
1701 Washington Ave
Knoxville , Tennessee 37917

[Quoted text hidden]

Andrew Monaco <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:11 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010

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Andrew Monaco
andrewmonaco@live.com
2041 E 5th Avenue
Knoxville, Tennessee 37917

[Quoted text hidden]

Sandra Lanzoni <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 7:52 AM

Planning Commissioners,

Hello,

I live in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

As a citizen, it is my hope that in our city, we will be mindful of all green space and thoughtful about use or development. I think more time could prove helpful here, as alternative options may be explored for development.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Thank you for your time and consideration. Thank you for the ways you seek to serve our great city.

Best,
Sandy Lanzoni

Sandra Lanzoni
sgreek37@gmail.com
1701 Washington Ave
Knoxville, Tennessee 37917

[Quoted text hidden]

Caleb Boaz <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:06 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

Planning Commissioners should carefully note the applicant mischaracterized the current land use in the application for re-zoning, recording the land use as "vacant land" rather than "public park." A media advisory distributed by the City asserts the land is "adjacent to" rather than "part of" Caswell Park. A city official was directly quoted asserting the parcels are "not actually part of" Caswell Park. The Planning Commission's own records will show the land was designated as park land in a 2001 Use-On-Review case (5-T-01-UR) and affirmed as public park land in 2010 (case 12-D-10-RZ). In addition, the printed notice of the re-zoning carried in a local paper as required by law informed readers the rezoning concerned "Open Space" zoning, rather than "Park and Open Space" zoning, the full and proper name for OS-2 zoning currently protecting the parcels. The City's assertions that the parcels are anything but public park land does not provide a foundation for an honest discussion.

The planning commission has the authority to remedy the limited discussion and misinformation surrounding this rezoning request by delaying consideration of the matter for 60 days. Please allow more time for meaningful and honest discussion of the proposal and the precedent it sets for developing public park land whenever political considerations dictate an "urgent need."

Caleb Boaz

caleb.boaz@u30.com

706 Monroe Street

[Knoxville, Tennessee 37917](#)

[Quoted text hidden]

Jenny Sharpe <info@sg.actionnetwork.org>

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:03 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Jenny Sharpe

jenny.sharpe01@gmail.com

4835 River Place Dr.

[Knoxville, Tennessee 37914](#)

[Quoted text hidden]

Susan Trotta <info@sg.actionnetwork.org>

Tue, Oct 1, 2019 at 7:08 PM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Susan Trotta
suzy@trottamontgomery.com
2520 E 5th Ave
Knoxville, Tennessee 37914

[Quoted text hidden]

Kristin Ponsonby <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:23 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Kristin Ponsonby
kristinponsonby@gmail.com
2817 Boright Pl
Knoxville , TN 37917

[Quoted text hidden]

Marcus Wilson <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:28 AM

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Marcus Wilson

marcus_wilson@comcast.net

109 grata rd

[Knoxville , Tennessee 37914](#)

[Quoted text hidden]

Karen Joe Cooper <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:28 AM

Planning Commissioners,

Hello,

I live / work / play in Parkridge for over 60 years and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Karen Joe Cooper

KJ101grady@icloud.com

E 5th ave

[KNOXVILLE, Tennessee 37917](#)

[Quoted text hidden]

Patricia Hayes <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 8:23 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

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Patricia Hayes

phayes03@comcast.net

4636 Baverton

[Knoxville , Tennessee 37921](#)

[Quoted text hidden]

Nathan Helton <info@sg.actionnetwork.org>

Wed, Oct 2, 2019 at 8:27 AM

Reply-To: info@sg.actionnetwork.org

To: commission@knoxplanning.org

Planning Commissioners,

Hello,

I live / work / play in Knoxville and I oppose the proposed rezoning of three parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input.

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Nathan Helton

nhelton0@comcast.net

Kenilworth Lane

Knoxville, Tennessee 37915

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Please Take Care with Caswell Park Rezoning - 10-S-19-RZ

1 message

Charles Maner <info@sg.actionnetwork.org>
Reply-To: info@sg.actionnetwork.org
To: commission@knoxplanning.org

Wed, Oct 2, 2019 at 8:36 AM

Planning Commissioners,

Dear Leaders:,

I am a Knoxville resident and I oppose the rezoning of the Caswell Park parcels of public park land on East Fifth Avenue from Park and Open Space (OS-2) to Planned Residential (RP-3).

I use this park, I spend time in the area, and I even helped build Ashley Nicole's Dream Playground, the fully accessible play destination in Caswell Park. But that aside, and even if we were talking about the same scenario in a different part of the city, I would still oppose this type of rezoning.

The following information has been cut-and-pasted, so I am sure you have read it before. It is included just in case you'd like to have it handy. It succinctly describes the very reasons I would ask that you promote a 60 day wait on this rezoning so that citizens can review the pertinent information and provide their input. Doing anything else smells fishy and will cause unnecessary conflict. A sound and legitimate need for rezoning, however, will suffer very little from a slower, more community-friendly process.

Thank you,
Charles Maner

In 2010, Knoxville City Council resolved public park land should not be disposed of absent a formal process and extensive public review and input.

I share the view that the single September 23, 2019 public information meeting disclosing this proposal to the public failed to allow meaningful public review and input. The single public meeting (announced to the media with less than one week's notice) plus the City's mischaracterization of the land as "vacant land" rather than "public park land" have together failed to afford adequate opportunities for meaningful public discussion of the proposal.

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Charles Maner

chipmaner@ymail.com

3211 Wilderness Road

[Knoxville, Tennessee 37917](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-S-19-RZ Caswell Park Rezoning

1 message

Morgan Wilson <morganewilson@gmail.com>

Wed, Oct 2, 2019 at 7:19 AM

Reply-To: morganewilson@gmail.com

To: commission@knoxplanning.org

Dear Commissioners,

I live in the Parkridge neighborhood though at the opposite end of the neighborhood from the proposed rezoning in case **10-S-19-RZ** (1605 E. 5th Avenue, 1615 E. 5th Avenue, and 1617 E. 5th, though the parcels have been unnumbered to 0 in the past week or two, making it more difficult to search for on KGIS?) Please do not dismiss my arguments as having anything to do with what the city would like to go in this area, as I have no opposition to that in my neighborhood and in all neighborhoods of Knoxville. I also have no opposition to similar usage at the *actually adjacent* Posively Living property.

During times of rapid change in my city or political upheaval in my country I find great comfort in some of the systems we've put in place and in some of the decisions we've already made.

I am writing you to proceed with caution before effectively (or actually?) undoing the decisions made by the Council in 2010-2011 and the ordinance drafted by MPC to protect all land zoned Open Space from private development.

I believe that it probably took a lot of time and effort (not to mention some taxpayer expense) to draft the ordinance that protects all parkland zoned OS-1 or 2. I'll admit I don't totally have planning and zoning down exactly but this is what I've come to understand from doing research on KGIS, the News-Sentinel Archives and at the McClung Collection.

The parcels the city is seeking to rezone were bought in order to be able to fit in the ballfields at Caswell Park. Some preliminary plans showed extra parking but that it was definitely still part of Caswell. Whether intentional or planned or not, this neighborhood was left with a little bit of greenspace we don't have to pay admission to get to and you can walk to easily from one's home on that end of the neighborhood. I have seen the city state this section is cut off or basically inaccessible but that is not the case. There is a steel cable and wooden bollard fence there that is contiguous along E Fifth but has openings just right off the sidewalk on either end of the three parcels. One doesn't even have to jump a fence to get to this nice space that's in a bit of a depression making it safer for pets or children to play or perhaps catch some of a ballgame. The view of the park and pavilion is lovely and I'll be honest I'm not even a sports person.

Homes or businesses on these parcels were acquired by the city and then demolished. Looking at the Planning Case Mapping on KGIS I then see a 2001 Use on Review that deemed it Public Park Space and then 12-D-10-RZ deemed it "OS-1 or newly created zone." Of course that newly created zone would be OS-2 as it is currently zoned. I suppose you all had heard about it being quietly changed to residential zoning in ReCode and then just as conveniently undone before the council vote, but the approved Recode map shows that these zones have been combined into just one starting in January 2020 as are other park spaces throughout the city. So to me those are multiple times they have been reaffirmed as park space. In all but I believe one interpretive simplified map these parcels are obviously color coded green for parkland.

There has been a lot of really disturbing misinformation coming from the city and repeated by a few media sources repeatedly calling it "adjacent" to Caswell Park, etc. Perhaps I am naive but I had hoped when it came to certain things that we all work with at least the same definitions, the same zoning classifications, the same land use ideas, etc. I mean I know zoning is contentious but I thought we all agreed what certain words and phrases mean like "public park" and "Park and Open Space District". I have repeatedly been asked things like "But is it *REALLY* parkland?" and "It was bought just to be able to put in the fields it was never intended to be parkland" and one I find really humorous "Well, Parks and Rec maintains it but they don't actually consider it to be part of the park." I suppose if your boss wants it to not be parkland it suddenly isn't parkland, just something bought for a park, zoned as Park and Open Space and maintained under Parks and Rec budgets for the past 18 years? It is especially frustrating that my neighborhood already doesn't have free access to all of their neighborhood park (gated, with gate fees) so every little bit of it we can access is precious. It is frustrating they tried to do this at Lakeshore Park and it fueled an ordinance to protect open space and they got a land conservation easement, but for some reason the city decides it's ok to put it

in an East Knoxville park with little opportunity for discussion. I won't go into details about urban green spaces and the disparities in neighborhoods such as mine in comparison to the rest of Knoxville as I assume (hope) you all probably already have some knowledge on that front. It is simply wrong to ask the resident families of this neighborhood to give up any of their precious greenspace to a private entity.

I am requesting that you please delay this rezoning in order to give careful consideration to what it will mean for the City of Knoxville if Park and Open Space zoned greenspace can so simply be unclassified, given away/sold and redeveloped. How will this go against efforts over the years to *increase* open space in lower income diverse neighborhoods? Why are we given this false dilemma that we must take from one under-served population to give to another?

Thank you for your time and service on this Commission,

Morgan Wilson
[2534 Jefferson Ave](#)
Parkridge Community Organization Board Member



Virus-free. www.avg.com

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning of Caswell Park

1 message

Lisa Lynne Randazzo <lisalynnerandazzo@gmail.com>

Tue, Oct 1, 2019 at 6:24 PM

Reply-To: lisalynnerandazzo@gmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Knoxville-Knox County Planning Commission RE: File Number 10-S-19-RZ

Dear Planning Commissioners,

I am a resident of the Parkridge Neighborhood and opposed to the rezoning of the land in Caswell Park. I am deeply troubled by the way this process has been administered with misleading information presented by city staff to the public. Most news outlets have repeated misinformation that has made it difficult for the public and those making decisions on the matter to know the truth. One of the statements that bothers me the most is that these parcels are 'cut off by fencing from the park.' However, in fact, the neighborhood does not have access to the ball fields and this land is a part of the limited green space open to the neighborhood and actually used as park land.

I understand the need for supportive housing and welcome it in our neighborhood. However, to rezone this location sets dangerous precedent, regardless of the need. Can you imagine New York City rezoning parts of Central Park that don't have picnic tables or benches? Despite their housing crisis, people recognize the importance of green space- especially for those living in center city areas that are at risk for higher rates of depression correlated to limited exposure to nature.

Please vote against setting this poor precedent. If you are not prepared to do that, please delay your decision for at least 60 days and allow our neighborhood to work with VMC and the City to find a solution that avoids rezoning our green space.

Respectfully,
Lynne Randazzo
Jefferson Avenue

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Caswell Park, case 10-S-19-RZ

1 message

'DAVID NIX' via Commission <commission@knoxplanning.org>

Tue, Oct 1, 2019 at 6:56 PM

Reply-To: nixnknox@aol.com

To: commission@knoxplanning.org

Hello, I am a 22 year resident of Parkridge, in those 22 years I have been very involved in the community, Home Tours, Marathons, Park improvements, and the Parkridge Community Organization, ect. And I am appalled at the recklessness in which the city has tried to ram this project through. Take into account.

"Open Space Preservation Zones" - OS-1 and OS-2. This 158-page application, Case number 12-D-10-RZ, included maps of the boundaries of every park in Knoxville, as confirmed by Parks & Rec. Caswell Park, on page 81, is shown with boundaries including the three parcels along E. Fifth Ave. These were the boundaries voted on in early 2011 by City Council, giving the entirety of Caswell Park OS-2 zoning, with the protections inherent in that resolution - i.e., from Section 1: "prohibit and restrict development, construction or operation of houses, multi-dwelling structures or developments, commercial marinas or communications towers on such property." Subsequently, those boundaries have been used by Knoxville's KGIS system in the creation of its "Parks" map, and by Parks & Rec itself in determining the acreage of Caswell Park - 37.29 acres - that it lists on its own website.

One of the provisions of the "Open Space Preservation Zoning" OS-1 and OS-2, states that if this new zoning conflicts with any other zones, one year plans, 5 year plans or any other redevelopment plans, then MCP is suppose to make adjustments to preserve OS-1 and OS-2. This matter would have to go back to the city to ask for a change in the zoning before MCP could make a ruling. MCP can not vote against the laws that have been voted on my the city, even if they are asked too.

Deny this or postpone until the city figures out what they are trying to do.

David Nix

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 10-S-19-RZ

1 message

Seanna <wordoc@gmail.com>
Reply-To: wordoc@gmail.com
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 6:07 PM

Knoxville-Knox County Planning Commission

RE: File Number 10-S-19-RZ

Dear Planning Commissioners:

I am writing to express my opposition to the proposed rezoning of the three parcels that ARE part of Caswell Park and are currently zoned as Open Space. I live on Jefferson Avenue in the Parkridge Neighborhood.

The process followed by the City was not transparent (in fact it was the opposite), and they have admitted in a public meeting that they failed to explore alternatives that would avoid rezoning some of what your commission and every elected Knoxville official publicly considers protected green space--meaning any land zoned as "Open Space."

It's during times like this that your commitment to preserving green space within Knoxville, particularly within lower-income, city neighborhoods, is put to the test. The test usually presents itself as a seemingly compelling case for which an exception must be made. That's why it is a test, and setting aside a commitment to a principle "just for this one special case" has been the genesis of many historically bad decisions, where commitment and principle is set aside without investigating all other options.

Please do not vote in favor of the rezoning. We (the City, VMC, and Knoxville residents) can find other, non open-space locations, even within Parkridge, for the proposed supportive housing project. If nothing else, please vote to delay your decision for at least 60 days so that my neighborhood can work with VMC and the City to find a solution that will avoid rezoning our open space.

Respectfully,

Seanna Rupe

Jefferson Avenue

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] MPC case 10-S-19-RZ

1 message

Nick Poker <nickpoker@comcast.net>

Tue, Oct 1, 2019 at 9:46 PM

Reply-To: nickpoker@comcast.net

To: commission@knoxplanning.org

Cc: wjohnson@knoxvilletn.gov

Case 10-S-19-RZ

Dear Commissioners,

I am writing as a concerned Parkridge resident (1704 Washington Ave). The case in question has been put in front of you haphazardly and without due diligence by the City of Knoxville. I do support VMC working with the city in order to provide supportive housing, and I do not have any concerns with that housing being in Parkridge. I take specific issue that no other nearby city properties have been considered for this purpose, as verified by Becky Wade during the public meeting on September 23rd. As a local resident, I find this particularly egregious, as no effort at all was taken to prevent the removal of our parkland. No pause was given to consider the loss to local residents. Our concerns were dismissed with responses ranging from the parcels in question not actually being a park, to the fact that the park is large enough for the parcels to not make a significant difference. The former claim being made from officials that do not spend time in the area, and the later taking no consideration to the fact that more than half of our park is chained and locked for local residents. At the public input meeting on the 23rd, several other viable city owned properties in the area were presented as alternatives, as were other significant concerns from other residents. These concerns were firmly dismissed by Bill Lyons when asked for a pause in the process in order to consider other options. This meeting was simply simply an attempt to appear transparent. There was no intent to listen to any input. Proper process has been traded for expedience in order to earn the Mayor one final feather in her cap.

I ask you to either vote no, or vote to postpone this rezoning attempt.

P.S. As of just before sending this email, the parcels in question have had their addresses changed on the KGIS map. They are only found by searching 0 E. Fifth avenue and searching through numerous parcels with that same listing instead of 1605, 1615, and 1617 E. Fifth as the MPC agenda has published.

Thank you,

Nicholas Poker

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Opposition to Rezoning of Caswell Park (10-S-19-RZ)

1 message

Greta Schmoyer <greta.schmoyer@gmail.com>
Reply-To: greta.schmoyer@gmail.com
To: commission@knoxplanning.org

Tue, Oct 1, 2019 at 11:37 PM

Knoxville-Knox County Planning Commission File Number 10-S-19-RZ

Dear Commissioners,

I have lived in Parkridge for 12 years and wish to convey my dismay at how the proposed rezoning of a portion of Caswell Park has been conducted. As you are aware, MPC and City Council voted in 2010 to protect Knoxville's parks through the adoption of the OS-1 and OS-2 zones. The three parcels included in the present application were rezoned to OS, with these parcels spelled out individually and included in the rezoning map of Caswell Park, along with every other parcel of parkland in the city. What makes this particular parkland no longer subject to this protection?

You are well aware that the discussion of protecting Knoxville's parkland was precipitated by an attempt to develop a portion of Lakeshore Park, whose 200 acres sit in a very wealthy, historically white-segregated portion of our city.

That same resolution that protects parks (in other parts of our city) says "land within public parks should not be sold, leased or otherwise utilized for the construction of housing or office or commercial developments without a formal process and extensive public review and input." Was it a "formal process" when a City employee earlier this year snuck this same zoning change that you are now tasked with reviewing into the final draft map of ReCode? Think for a minute what it was like for me and my neighbors to look at that ReCode draft map and realize what we were seeing. What was spelled out for everyone lucky enough to catch it was that this City employee had attempted to remove *ALL* public review and input from this process. No words would be heard from the neighboring property owners, or from the parents whose kids use the park, or from the Planning Commission or City Council. A zoning change that MPC and Council have previously passed an ordinance to disallow would simply fall into place un-noticed, un-advertised.

After the attempted rezoning of Caswell Park via ReCode came to light, a City employee addressed City Council to retract both this rezoning from the ReCode map and to postpone a closure of Myrtle Street that was also in the works for this proposed redevelopment. She stated that "we believe that leaving the existing open space use in place for now and starting from scratch on a rezoning at Myrtle and East Fifth is clearly a better, more transparent approach" and "I emphasize that it's early in the development process, with many steps ahead and many opportunities for public input."

This City employee promised "many opportunities for public input" and the Council Open Space resolution demands "extensive public review and input." Yet in her letter to the Parkridge Community Organization, sent with a delay of 69 days(!) after the PCO's request for a status update on the park, Mayor Rogero stated that one public meeting would be held. This sole public meeting was announced with one week's notice. The City declined the PCO's request for assistance with a mailer to advertise the event on short notice. The PCO sent postcards at its own expense, resulting in a standing-room-only meeting that overflowed the meeting space, leaving many unable to hear or participate. Despite the resounding feedback from the community asking for a delay in what they see as a rushed process, the City employee leading the meeting stated that he did not consider their input to be reason for considering a delay.

City employees have repeatedly misled the public about the nature of the project, with repeated press releases emphasizing that the parcels are "adjacent to" but not part of Caswell Park. During the only public meeting, a City employee again emphasized that the parcels are not part of the park, providing a schematic outline of the park produced for a park brochure as evidence. MPC and Council have repeatedly and unequivocally voted that these particular parcels are in fact park land and a portion of Caswell Park. Every layer in KGIS supports that they are public park. The City employee's insistence that they are not park rings as a baseless and backhanded attempt to avoid having to address the provisions of the Open Space resolution.

Even here in this application before you, the City employee has stated that the existing land use is "vacant", though the land use layer in KGIS identifies it as "public park."

In our other parks, this would be called open lawn, not vacant space. The City employee made an appalling point that it is "just grass" and not park because it is not behind the fence (which is locked to neighborhood residents). If an argument is to be made that it's not as nice as other City parks, this speaks more to the way that the City maintains its parks in East Knoxville than it does to whether East Knoxville deserves to lose its parks.

Please vote against this mockery of public process. At the very least, vote for a postponement to allow the neighborhood the opportunity for meaningful public input and the City staff to better acquaint themselves with the sector plan.

Thank you,
Greta Schmoyer DVM MPH
Parkridge Community Organization, Board Member

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Opposition to rezoning of Caswell Park - File No. 10-S-19-RZ

1 message

Arin Streeter <arinstreeter@live.com>

Tue, Oct 1, 2019 at 11:36 PM

Reply-To: arinstreeter@live.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Knoxville-Knox County Planning Commission File No. 10-S-19-RZ

Dear Planning Commissioners,

I am writing to express my opposition to the City of Knoxville's current application to rezone part of Caswell Park along E. Fifth Avenue for high density residential development. My concerns are threefold. First, that there has been a distinct lack of awareness of the troubling nature of a proposal to take what is clearly protected parkland from a poor and diverse neighborhood that has traditionally been underserved by the City. Second, that the administration, despite assurances that this process would be undertaken with a robust public process with ample opportunity for public input, has instead moved forward with a series of misleading talking points, last-minute notifications that seem aimed at limiting opportunity for comments, and clear disregard for citizen concerns. Third, that if zoning is intended to treat all applicants equally, there are glaring deficiencies within the City's own application that warrant a delay in order for these missing and misrepresented items to be addressed.

I support the development of permanent supportive housing. At the same time, I firmly believe that the children and other residents of Knoxville's poorer and more diverse urban neighborhoods have just as much right and need for open and accessible parkland and greenspace as their wealthier suburban counterparts. That this application is being cast as an urgent necessity, important enough that all established legal framework protecting Knoxville's parks is to be disregarded is a false dilemma - the development planned for these parcels could go in any number of alternative locations, even in East Knoxville, even in Parkridge, without the requirement that these areas of our city be robbed of their park space.

It has become evident that, for some reason, it is being interpreted as of primary importance whether or not the parcels along E. Fifth Ave. are or are not "part" of Caswell Park. I find this question to be a bit befuddling, since it's not the name "park" that protects the parcels from development, but the OS-2 zoning, and that zoning is not in question. At the beginning of this process, I assumed that statements about the parcels being "adjacent to, but not part of Caswell Park," were just an error in interpretation, and having confidence that my local government would not be deliberately promulgating misinformation, have made some small attempts to have that error corrected. Instead, certain people within the administration have doubled down on that idea, putting out press releases and quotes for the newspaper that make evident that they, inexplicably, believe that "being park" rather than "being zoned park" is the actual question. Ignoring for the moment that that makes zero sense - zoning a property residential doesn't automatically cause a house to come into being, but seeing a house on a property likewise doesn't automatically mean that the property is zoned residential - the applicable land use regulations are not *created* by the use of the land. The fact still remains that Knoxville-Knox County Planning is the body that makes zoning recommendations, and that City Council

is the body that ultimately approves or disapproves zoning changes. They quite simply are not and cannot be made by miscellaneous city departments without the required processes, or it makes a mockery of the entire concept of zoning. I could write press release after press release to insist that the R-1A zoning of my own house allows 70-foot high mixed use development, but as you all are obviously aware, that will never manage to make that true.

It is not in question whether these lots on E. Fifth Ave. were purchased because they were necessary for fitting the fourth softball field onto site. Whether or not there was an intent at any point to dispose of the "surplus" portions of those lots in the future (though notably, no one from the City has provided any actual evidence of that being part of any old plan), purchasing the parcels for the park did not at the time necessarily make those parcels "park" - in 2001, Knoxville's parks still existed in an array of zones - the Use on Review application submitted to Metropolitan Planning Commission on April 9, 2001, listed four different zones for the area that was being redeveloped as Caswell Park - I-3 (General Industrial), O-2 (Civic and Institutional), R-2 (General Residential), and F-1 (Floodway) - the property was going to be used as "Public Park Space," but nothing kept any portion of the site from being redeveloped in the future as Industrial, Institutional, or Residential, as applicable.

All of that changed in 2010. In April, City Council passed a resolution asking MPC to rezone all parkland within the City as "Open Space Preservation District," OS-1. Section 3 of that resolution directed MPC to "consult with the City Parks and Recreation Department and all nonprofit organizations which manage City parks pursuant to agreements with the City to confirm the boundaries of the land included in the City parks and Park Expansion Areas." Because MPC found that City parks fell into two types - basically, passive green space and recreational parks - when this came back to Council for final approval in November, there were two "Open Space Preservation Zones" - OS-1 and OS-2. This 158-page application, Case number 12-D-10-RZ, included maps of the boundaries of every park in Knoxville, as confirmed by Parks & Rec. Caswell Park, on page 81, is shown with boundaries including the three parcels along E. Fifth Ave.

These were the boundaries voted on in early 2011 by City Council, giving the entirety of Caswell Park OS-2 zoning, with the protections inherent in that resolution - i.e., from Section 1: "prohibit and restrict development, construction or operation of houses, multi-dwelling structures or developments, commercial marinas or communications towers on such property." Subsequently, those boundaries have been used by Knoxville's GIS system in the creation of its "Parks" map, and by Parks & Rec itself in determining the acreage of Caswell Park - 37.29 acres - that it lists on its own website (http://knoxvilletn.gov/government/city_departments_offices/parks_and_recreation/parks/caswell_park). That number cannot be reached without including those parcels. It's logical that every citizen of Knoxville should have considered those parcels to be part of the park, since every map has shown them to be, Parks & Rec has confirmed them to be and has measured them as such, and Council voted them to be. Again, notably, other than a desire to create "truthiness" by repetition, there is no legal record anywhere along the line of anybody not considering those parcels to be part of Caswell Park. That Community Development is taking that position at this point, with zero evidence to back it up, should give everyone pause.

The other point that seems worth addressing is the contention that Parks & Rec currently "does not use" those parcels. In what other park in Knoxville, or anywhere, has the operative question ever been put that way? Ignoring that Parks & Rec has mowed the site since 2001, that they've erected a little bollard fence at the street edge, and have put in a few trees that are now a decade old, "use" of a park should certainly be understood as being premised on use by the citizenry. If the government tells you it's a park, and you have spent a decade using it as a park, it's nonsense at this point to insist that this was never the intention, with absolutely no evidence to support that claim.

Whether or not the homeless crisis in Knoxville has reached a point that it's necessary to reconsider parkland protections is a legitimate question. Whether or not this is the obvious best location for Volunteer Ministry Center's expansion is a legitimate question. Whether or not this is actually parkland is simply not even a question - this narrative just needs to be put to rest, with some acknowledgement that its creation and continued promulgation has muddied the public conversation to the point where a reasonable person, interested in facts and precedent, should have little confidence that the City is acting in good faith. It is worth starting this process anew, with clear end goals and a set of agreed facts. For this reason alone - allowing the City to reestablish an atmosphere of trust with its own citizens, a delay is warranted.

Maybe the national political landscape has inured people to "alternative facts" and official maps that can be modified by Sharpie, but I cannot fathom a system where my local government, deliberately or not, promotes misinformation, and in which there's no accountability for that and no expectation that misinformation is correctable.

I have linked a copy of the MPC case documents for 12-D-10-RZ here: https://drive.google.com/open?id=1tFiNztr6j_24rs97z3h2rljtdap5Ld_v. Clearly this is a complex topic, but these are knowable things, and I have to have faith that my local government still cares about truth.

Finally, I would like to provide a list of the deficient items within the City of Knoxville's rezoning application. As a professional architect, I am not a novice to zoning and zoning applications - I would fully expect that if I submitted an application with this array of errors that it would be deferred to give time for the correct, required information to be included.

1. "Existing Land Use" is listed incorrectly as "vacant land." The applicable Planning and Zoning "Existing Landuse" map lists the use as "Public Park."
2. A number of the RP-3 Zoning application requirements are not followed (Knoxville Code of Ordinances, Appendix B, Article IV, Section 3):
 - 3.1.A *"Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the planning commission by review of development plans for the district."*

This development is neither compatible in density with its surrounding district, nor compatible with the recommended density of the MU-CC4 area.
 - 3.1.F *"Off-street parking. As regulated in article V, section 7."*

According to V.7.C.1, off-site parking is not allowed for residential uses. No parking is indicated to be located on the subject replatted parcel. The minimum number of required parking spaces according to the ordinance for 47 units would be 38. The rough site plan provided that includes the closure of Myrtle street for parking only includes 26 parking spaces, and half of those would not be on this property after replatting.
 - 3.1.G *"Administrative Procedure for a planned residential development"* is not able to be followed because this application does not include a complete "development plan" as described in the ordinance:
 - 3.1.G.3.a. *"The planning commission shall review the conformity of proposed development recognizing principles of civic design, land use planning and landscape architecture."*

There is insufficient information contained in one plot plan to consider any of these requirements. For example, no information is provided that allows landscape architecture even to be assessed. More obviously, principles of good civic design and land use planning would *never* support the abandonment of park land when other land is available in the immediate vicinity.

- 3.1.G.3.d. *“The proposed development must be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood, and must provide standards of open space and areas for parking adequate for the occupancy proposed. It must include provisions for recreation areas to meet the needs of the anticipated population.”*

At a density far outstripping any of the neighboring properties, no evidence of this development being in harmony with its surroundings has been provided. Additionally, standards of open space and parking adequate for the proposed occupancy are “required,” not “optional.” Open space shown to be only marginally over the minimum required for building setbacks. Parking is insufficient for the occupancy based on the zoning ordinance. “Provisions for recreation areas to meet the needs of the anticipated population” are “required.” None are made.

- 3.1.G.4 The proposed development footprint is not dimensioned. It is impossible to say whether future plans submitted to the Planning Commission staff constitute “minor revisions or adjustments to the structural footprints.”

3. The Magnolia Avenue Corridor Plan, referenced as the part of the applicable Sector Plan, is misinterpreted and misrepresented. “MU-SD/MU-CC4” is clearly not intended to be interpreted as a recommendation that parkland be disposed of. Several parks throughout the City are similarly located within Redevelopment or Special Districts - e.g. Baxter Avenue Park, the Sansom Sports Complex, Suttree Landing Park. Given the importance of parks to good civic design, the planners writing these documents would have been absolutely explicit in their direction if their intent is for all of these parks to be given up. But even were that the case, subsequent action by City Council - namely the Park and Open Space Protection Ordinance adopted in 2010 would override this. Section 2 of that Ordinance directs that “in the event that such rezoning is inconsistent with any One Year Comprehensive Development or Zoning Plan for the City of Knoxville or any other approved plans, the Metropolitan Planning Commission is also requested to take any and all action necessary to amend such plans consistent with the rezoning requested herein” - specifically, prohibiting the redevelopment of park land as housing.

4. The application errs in not addressing the requirements for amendments to both the One Year and Sector Plans.

- The applicable sub-area of the MU-SD/MU-CC4 district in the Central City Sector Plan is the same as described in the [2009 Magnolia Avenue](#) Corridor Plan, i.e. the “Caswell Park Residential-Office Area,” which reads as follows:

With the park as a centerpiece, higher intensity residential and office uses should be fostered along East Fifth Avenue and Woodbine Avenue (west of Winona Street), taking advantage of this recreation asset. The design and scale of buildings should be compatible with the surrounding neighborhood.

- Office (O)
- Medium Density Residential (MDR)
- Traditional Neighborhood Residential (TDR)

Selling of a portion of the park clearly does not respect the Sector Plan wording, “With the park as a centerpiece.”

- The One Year plan specifically defines "Medium Density Residential" as "residential Development at densities

from 6 to 24 units per acre." RP-3 zoning, as applied for, is included in the table under "High Density Residential"

(densities greater than 24 dwelling units per acre). An application for 47 dwelling units per acre, such as this one, is

not in conformance with these planning documents. Plan amendments are required, but have not been applied for.

Given the incomplete information provided in this application and the misinformation that has pervaded nearly all discussion of this potential rezoning, and the City's complete failure to address any of these issues properly or comprehensively, a delay on the consideration of this application is clearly warranted. I ask that Planning Commission allow this matter to continue as a public discussion while these questions are resolved.

Sincerely,

Arin Streater, AIA, LEED AP BD+C

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Request for Delay: Rezoning of Caswell park land

1 message

Parkridge Community <historicparkridge@gmail.com>

Tue, Oct 1, 2019 at 11:46 AM

Reply-To: historicparkridge@gmail.com

To: commission@knoxplanning.org

Knoxville-Knox County Planning Commission
File Number 10-S-19-RZ

Dear Commissioners:

The Parkridge Community Organization (PCO) respectfully requests a delay of at least 60 days to allow a meaningful discussion of the above-referenced matter. This delay is needed to allow time for adequate engagement of our community and to create room for further dialogue concerning the City of Knoxville's proposal to convert three parcels of park land to high density residential use.

The PCO membership first discussed the City's proposal at its regular monthly meeting on September 9, 2019, following a September 3, 2019, confirmation from Mayor Rogero that the proposed development was now in preliminary, conceptual stages. PCO members overwhelmingly expressed dismay that the City aims to convey a significant portion of the freely accessible public park land in our community to a private developer, particularly because East Knoxville is already underserved by public park land and green space. At the same time, a majority of PCO members expressed support for the development of a supportive housing project elsewhere within the Parkridge neighborhood boundaries. The PCO membership voted to form a committee to write your commission this letter.

The September 9, 2019, discussion among PCO members and guests focused on information relayed in Mayor Rogero's September 3, 2019, response to a June 26, 2019, letter of inquiry sent by PCO President Lynne Randazzo seeking clarification of the City's intentions for the three parcels at issue. Ms. Randazzo provided a recap of a meeting Dr. Bruce Spangler had with the PCO board on May 1, 2009, wherein Dr. Spangler advised the PCO board of some "very preliminary plans" on the part of Volunteer Ministries to potentially build a permanent supportive housing facility adjacent to the Positively Living building on the corner of East Fifth and Winona. Very shortly after that, within just a few days, Parkridge residents discovered that the City had already changed the zoning of the three parcels at issue from public park land to medium-density residential in the Final Draft map of the citywide Recode project, and it was not until this was discovered, with Councilman Marshall Stair protesting the administration's use of Recode as a tool to bypass public process on a rezoning, that the administration reversed course, with Becky Wade giving a statement at Council at which she said that she wanted to "emphasize that it's early in the redevelopment process, with many steps ahead and many opportunities for public input."

A community proposal had been submitted on May 30, 2019, to one of the City's neighborhood grants programs, to enhance the public park land with amenities. This proposal was denied by the City of Knoxville's Parks and Recreation Department on June 18, 2019, because the "use of the property you have proposed using is under review." The Mayor's response to a letter seeking clarification of the park land's status as a public park, not sent until 69 days after the community formally sought information concerning the City's intentions with respect to the three parcels, is attached.

The Mayor's September 3 letter requires attention to several points:

Mayor Rogero appears to believe Christopher Salmons, who first wrote an email expressing opposition to the proposed rezoning on May 3, 2019, is a member of the Parkridge Community Organization's board of directors. While a PCO member and Parkridge neighbor, Mr. Salmons has not served on the PCO board for several years and did not indicate he was speaking as a past or present board member in his communication with the City. Mr. Salmons was expressing concern as a Parkridge resident and property owner whose home is located very near the proposed supportive housing site/current Caswell Park property. It is unclear how Mayor Rogero misinterpreted Mr. Salmons' communication or how Christopher Salmons' communication with the City in any way suggests the Parkridge Neighborhood was adequately apprised of the City's intentions concerning development of public park land.

Mayor Rogero's September 3 letter asserts "the One Year Plan and the 2014 Central City Sector Plan adopted by Knoxville City Council do not envision these lots as Open Space. Rather they recommend that these lots be Mixed Use-SD/Mixed Use-CC4 (high intensity residential)." This is simply not true; at best it is a misreading of the 2014 Central City Sector Plan. Interpreting the Mixed Use-Special District/CC4 graphic in the Central City Sector Plan literally to mean that any lands within its boundary are available to be developed as "mixed use" puts Ridley-Helton Field, Ashley Nicole Playground, the John O'Connor Senior Center, and Cansler YMCA at risk of being developed as high density residential rather than permanently preserved as part of the City's Park and Open Space District protection of public park lands. The parcels in question are also clearly shown in the 2014 Sector Plan as part of the City's "Green Infrastructure Plan," tracing to the *Knoxville-Knox County Park, Recreation and Greenways Plan* that also records the parcels as park land. Indeed, the same 2014 sector plan cited by the Mayor as justification for development of the parcels states that any development should take place "with the park as the centerpiece." These recommendations trace to the Metropolitan Planning Commission's 1998 *Caswell Park Study* advising redevelopment that would "complement the park setting and enhance the image of this gateway to the park and stadium."

Mayor Rogero's September 3, 2019, communication also asserted Parkridge was "comparatively well-served" by park land, with 37 acres available at Caswell Park alone. We take strong issue with that characterization. The Planning Commission is likely aware the Caswell Park Ballfields Complex is part of Caswell Park, a community/regional park occupying space in our neighborhood. What Commissioners may not be aware of is that the roughly 14-acre sports complex is fenced off with 15-foot chain link fence and locked iron gates. Parkridge residents may only utilize these 14+ acres insofar as they can observe games through that chain link fence barrier or through the iron gates at the entrance to the facility, or possibly by joining the ranks of affluent sports enthusiasts able to pay entrance fees, team fees, insurance liability premiums, and uniform fees to enjoy taxpayer-funded fields and a 1+ million dollar field house available to those paying for admittance. Additional acres at Ridley-Helton Baseball Field are similarly locked, and more still are bound within First Creek's bacteriologically contaminated flood control channel. Other acreage is bound up in parking lots, rubble storage, and pay-to-use facilities (the YMCA). To characterize the neighborhood's park acreage as "well-served" is not just insulting, but patently misleading. Of the 37 acres allegedly available to the neighborhood at Caswell Park, only a little more than 5 acres are freely accessible green space. The proposed development is fully half of the total freely available open lawn space at Caswell Park serving passive and active recreation needs. Where else under the Planning Commission's purview are huge portions of park land aggressively fenced to exclude community members? Lakeshore Park's logo is literally: "It's Your Park." A fitting slogan for Caswell Park might be "Not for You, Parkridge." Please give that some thought.

On September 16th, the City of Knoxville shared with the Parkridge Community Organization news of a public information meeting for September 23rd at the Urban League, located across the street from the three Caswell Park parcels, to inform residents of the proposed rezoning and provide opportunity for public comment (the first and only opportunity provided by the City). To provide opportunity for meaningful discussion of the proposed rezoning from Parks and Open Space to Planned Residential, the PCO asked the City to provide notice of this meeting to neighborhood residents by mail. The City refused this request. In fact, the City failed to post the meeting information to several routine outlets until Parkridge residents pointed this out. As a result of the City's refusal to facilitate meaningful public discussion of the proposed rezoning of public park land in accordance with the City's Parks and Open Space District ordinance, the PCO used a large portion of its communication budget to pay for a 900-piece postcard mailing to the Parkridge neighborhood. This extremely short notice resulted in some Parkridge residents not receiving postcards until the day of or the day after the City's September 23rd public information/input meeting. A media advisory sent by the City further muddied the waters; the advisory noted the park land to be rezoned was "adjacent to" Caswell Park, rather than "part of" Caswell Park. As a result of the City's rushed, last-minute media advisory, several media outlets misreported the location and current land use (public park land / Parks and Open Space District).

Nevertheless, the City's September 23rd meeting was packed, standing room only, with several dozen residents and even a mayoral candidate forced to stand outside the meeting room, unable to hear or see what was happening in the meeting. Community Television was not available to record the meeting on such severely short notice. Community members resorted to live-streaming the meeting to benefit other residents unable to request time off work with such short notice.

The live-streamed recording shows that when city officials were asked if they had considered any other sites for the proposed supportive housing project, the response was "No." This response was met with clear disapproval from the room. Several City Council members attended this meeting and witnessed the tenor of the room. At the end of the meeting, a neighborhood resident asked the City representatives if they had heard enough valid concern that they would be willing to delay the process. Bill Lyons, Chief Policy Officer and Deputy to the Mayor, stated he was "not prepared to say that." Because meaningful public discussion of the proposed rezoning from public park land to another use had not occurred, neighbors concluded the meeting by chanting "Not our Park" to express dissent to converting park land to a residential use.

There are numerous questions to be answered - and we question some answers we have been given. Some of these matters are enumerated below.

1. We need to confer with Volunteer Ministry Center to determine what their criteria are for this project as well as clarify the maximum total number of citizens experiencing homelessness they plan to house through this project. The PCO has been given many conflicting numbers. Following such conference we would use our knowledge as residents of the neighborhood to survey, either independently or collaboratively with VMC, other vacant land or existing structures in the neighborhood that would work as well or better for the proposed permanent supportive housing. Neighbors have already identified several city-owned sites in Parkridge that could serve the project while not removing precious open space.
2. If it is determined that there is no better location for this Volunteer Ministry Center project than the three Caswell Park parcels, we need further time to review with legal counsel the possibility of providing this land for VMC's use via a 50-year land lease, rather than by

conveyance of title. We believe that permanent conveyance of park land is unwise public policy.

3. If it is determined through Knoxville-Knox County Planning and the City Council that title to the three Caswell Park parcels is to be conveyed to Volunteer Ministry Center for permanent supportive housing, we want to have wording prepared for inclusion in the deed that it is conveyed solely for this purpose, and that if it ceases to be used for this purpose title will revert to the City of Knoxville.
4. Although the Mayor has pointed to existing green space in Parkridge, we have noted in reviewing zoning and sector plan maps that some of this green space, such as Ashley Nicole Playground, is even less protected under zoning code and the sector plan than these three parcels in Caswell Park. We insist that Ashley Nicole Playground and all other existing green space in Parkridge immediately be given maximum protection, preferably through conservation easements, whether or not any land is subtracted from Caswell Park.
5. As noted above, although the Mayor has claimed extensive green space in Parkridge, the largest portion of that green space is the fenced-off, locked ballparks of Caswell Park. Even when they are unlocked, the users of the softball fields are, with very few exceptions, not from the neighborhood. There are occasions (Knoxville Marathon, instances of balls damaging vehicles in the Park Place parking lot) when there is significant friction between the users of the ballparks and neighborhood residents. Additional large areas of the "green space" being cited are included in the acreage total for Caswell Park because they were part of the original park development boundary, but since Phase 2 of the park has never been completed, they persist a decade later as a dumping ground for rubble and debris. As a part of this discussion, we insist on the City adopting enforceable, neighborhood-friendly policies.

Please note that we are not saying "Not in My Backyard" or "Never." We are merely asking that we be given respect and, if necessary, additional time to work with VMC for the best possible outcome, an outcome that respects the needs and wishes of all parties. We are asking in the context of neighborhood input recently not having been respected, information promulgated by the City to date having mischaracterized the very nature of this park land, and actions having been taken by the City that we perceive as damaging to this historic neighborhood.

Respectfully Submitted,

Parkridge Community Organization

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Parkridge Community Organization
Serving the Parkridge Community since 1982.

P.O. Box 3873
Knoxville, TN 37927

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This message was directed to commission@knoxplanning.org

 **Letter from Rogero 9_3_19 - Google Docs.pdf**
104K

Dear Lynne:

Thanks for your patience as I reviewed the situation regarding the land at 1605, 1615, and 1617 E. Fifth Avenue and your Challenge Grant proposal. In your email below you asked: *If there are other plans in the works for the improvement of this parcel by the Parks Department, our neighborhood has not been made aware of them – could you elaborate on why this portion of our public park is out of contention?*

Let me begin by outlining the chain of events that have occurred regarding this property, as I understand them.

As you know, earlier this year, Volunteer Ministry Center (VMC) approached the City Community Development Department about their desire to build permanent supportive housing on these city-owned properties (1605, 1615, and 1617 E. Fifth Avenue) which are next to the Positively Living permanent supportive housing (1501 E. Fifth). It is their intention to purchase the Positively Living building and to construct additional units on the adjacent city-owned land to address our City's urgent need for permanent supportive housing for individuals who were formerly chronically homeless.

The Parks Department did not object because the space has never been used by the City as a Park and is cut off from the rest of Caswell Park by fencing. Though zoned open space, the online City description and map of Caswell Park has never included those three lots.

In addition, the One Year Plan and the 2014 Central City Sector Plan adopted by Knoxville City Council do not envision these lots as Open Space. Rather they recommend that these lots be Mixed Use-SD/Mixed Use-CC4 (high intensity residential).

Community Development encouraged VMC to take their plans to your neighborhood organization. It is my understanding that Dr. Bruce Spangler met with the Vice-President of your Board in March and then with the Parkridge Board on May 2, 2019. He has asked to meet with your full membership. City Council and I received an email on May 3, 2019 from Mr. Salmons stating the Board's concern over reducing park space.

On May 7, 2019 at a City Council meeting, Director of Community Development Becky Wade informed City Council of the VMC proposal and the City's intention to pursue the necessary steps and public process to request rezoning of the property and the closure of Myrtle Street, followed by conveyance of the land to VMC. She addressed the fact that Community Development had requested a change of zoning of the property during the Recode process, but then asked the Planning Commission to revert the zoning to Open Space for Draft 4 of the Recode Zoning map.

She stated: *We believe that leaving the open space use in place for now and starting from scratch on a rezoning at Myrtle and East Fifth is clearly a better, more transparent approach. We request a postponement on the vote to close a section of Myrtle Street. Volunteer Ministry Center and the City will continue developing plans for permanent supportive housing at this site. And if the project is deemed to be feasible, the rezoning process would start with Knoxville-Knox County Planning and then City Council*

would vote on the rezoning and conveyance of the property.” Mr. Salmons and other neighbors were present to hear that statement and intention.

On May 17, 2019, Parks and Greenways Coordinator Tim Hester was asked to meet with Parkridge resident Tanner Jessel to discuss a possible Challenge Grant for the community garden at 2087 Fifth Ave (at Olive St.). Mr. Hester was told there was a desire to improve that lot which hadn't been maintained for a couple of years. Mr. Hester encouraged that Challenge Grant proposal.

Instead, on May 31, 2019, a Challenge Grant proposal was received from Parkridge Neighborhood for the city-owned lots at 1605, 1615, and 1617 E. Fifth Avenue for an ethnobotanical food garden.

On June 18, 2019, Mr. Hester informed Mr. Jessel by email that the Challenge Grant Application was not approved because “the use of the property you have proposed is under review...” Mr. Hester also offered an alternate city-owned lot at 1500 Woodbine for the food garden.

I believe that's the basic chain of events leading up to now.

This is an example of where two community-serving proposals run into conflict with one another. My administration has been proactive in supporting and expanding open space, community gardens, and park lands, *and* in increasing opportunities for affordable housing and permanent supportive housing (PSH).

Fortunately, we don't often have to make a choice between these two worthy goals -- both of which meet important needs in our City. In weighing these conflicting needs, this is what we have considered that tips the balance in favor of permanent supportive housing:

Though every neighborhood wants and can use more open space, Parkridge is comparatively well-served. Caswell Park is a major neighborhood park with over 37 acres including the ball fields, Ashley Nicole Dream Playground, a picnic shelter, open space for special events, restrooms, concession stands, First Creek Greenway, and the John T. O'Connor Senior Center. A block east from Caswell Park is Parkridge Park with over 2 acres including a picnic shelter, playground, open space, paved trail, and basketball court. We recently made some park improvements there after meeting with neighbors. Two blocks further east is the Parkridge Community Garden space at 2087 E. Fifth (at Olive) which was discussed with Mr. Hester about a Parks & Rec Challenge Grant. A Butterfly garden on Washington Ave between 6th and Mitchell received a Challenge Grant from the City in 2017. We are willing to explore other opportunities and open space that can be made available for an ethnobotanical food garden in addition to the lot already offered at 1500 Woodbine.

The proposed site for VMC's permanent supportive housing is adjacent to a similar and compatible use (Positively Living) that has operated safely and effectively for many years. VMC will own and jointly operate both facilities, allowing for greater efficiencies and services such as on-site full-time case management and property management 24/7. The Fifth Avenue location is close to transit. Workforce training and other resources are available across the street at Knoxville Area Urban League. The adopted

2014 Central City Sector Plan anticipates mixed use / high intensity residential for these lots rather than open space. Land for nonprofit supportive housing can be expensive when purchased at market rate. The City owns the property and can make the property available for this worthwhile and urgently-needed purpose. VMC has an excellent track record of success at Minvilla, a permanent supportive housing facility in North Knoxville.

In conclusion, we will gladly work with you to find other opportunities for an ethnobotanical garden and open space in the Parkridge community. But we continue to believe that this city property at 1605, 1615, and 1617 E. Fifth Avenue is urgently needed and a good location for permanent supportive housing.

Here is the projected timeline for the VMC and Community Development proposal, should each step move forward with the necessary approvals:

- September 3 – submit rezoning request to the Planning Commission for their October 10 meeting.
- September – hold a public meeting on the proposed rezoning. Date TBA.
- October 10 – Planning Commission will hear the rezoning request.
- November 5 – City Council 1st Reading of zoning request.
- November 19 – City Council 2nd Reading of zoning request, request to close Myrtle Street, and conveyance of the land to VMC.

I hope that the Board of Parkridge Community Organization will reconsider their position on this property and work with us to expand the availability of permanent supportive housing while continuing to expand open space opportunities in the neighborhood.

Sincerely,
Madeline Rogero

Mayor Madeline Rogero
City of Knoxville
400 Main Street, Suite 691
Knoxville, TN 37902
mrogero@knoxvilletn.gov
Executive Assistant: Ms. Terry Alexander
TerryAlexander@knoxvilletn.gov
865-215-3643 Office
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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Case 10-S-19-RZ Caswell Park

1 message

tracie hellwinckel <traciehellwinckel@gmail.com>

Fri, Sep 27, 2019 at 6:11 PM

Reply-To: traciehellwinckel@gmail.com

To: fsaunders@knoxvilletn.gov, swelch@knoxvilletn.gov, aroberto@knoxvilletn.gov, ssingh@knoxvilletn.gov, Irider@knoxvilletn.gov, mcampen@knoxvilletn.gov, gmckenzie@knoxvilletn.gov, gwallace@knoxvilletn.gov, marshallstair@knoxvilletn.gov, wjohnson@knoxvilletn.gov, commission@knoxplanning.org

Members of City Council and MPC,

I have been a resident of the Parkridge neighborhood since 2004. Though my street on the 1600 block of Jefferson Ave was surrounded by 9 dilapidated homes all in various states of disrepair and various levels of illegal activities occurring on a daily basis, I moved to Parkridge with my 2-year-old son specifically for Caswell Park, which was walking distance to my house. I have since moved to 2509 East 5th Ave, but I still utilize Caswell Park and especially Myrtle Street and the area next to it for walking my dog. My son, when he was younger, used the hill for sledding and the area for practicing soccer.

Recently, our neighborhood has learned that the city plans to sell off that portion of our parkland to the VMC to erect a shelter for the chronically homeless.

On October 10th, the plan to close Myrtle Street and rezone the park from OS-2 (Park and Open Space) to RP-3 ((Planned Residential) will go in front of MPC. I honestly don't understand how this process has gotten this far since it's protected under OS- 2 (Open Space Preservation) zoning that was established 9 years ago (October 2010) to protect Lakeshore Park from affordable housing of the homeless as well. The outcome of the Oct 10th meeting is already included on City Council's agenda for November 15 and November 19. How can it already be on City Council Agenda when MPC hasn't even reviewed the zoning change?

We, as a neighborhood, learned of the MPC and City Council review meetings on Sept 3.

We had our first (and only) community input meeting on September 24th well after these items were put on the MPC and City Council agendas. I learned of the meeting from a postcard mailed by the Parkridge Community Group, who only had a weeks notice of the meeting. I received the postcard a few days before the meeting. The meeting seemed more like an announcement that the zoning changes and the gifting of our parkland to VMC is a done deal than an **actual** community input meeting.

This process to rezone and give away a portion of East Knoxville's Caswell Park has been neither transparent nor equitable and needs to be removed from all voting agendas. If this zoning change *does* occur, then OS-2 throughout the city must also be changed to accommodate affordable housing for the homeless to make it equitable for all neighborhoods' parks.

Thank you,
Tracie Hellwinckel
2509 East 5th Ave

"To give real service you must add something which cannot be bought or measured with money, and that is sincerity and integrity." Douglas Adams

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Case 10-S-19-RZ

1 message

Megan Burnette <meg.burnette@diplomats.com>
Reply-To: meg.burnette@diplomats.com
To: commission@knoxplanning.org

Sun, Sep 29, 2019 at 5:33 PM

Case 10-S-19-RZ**Dear Commission Members,**

I am a resident of Parkridge (1507 Woodbine Avenue) and this is my first time writing to city officials. Although I am active in my community, I don't often take strong stances without weighing all sides of the issue.

I am really surprised to see the lack of consideration of valid concerns and community input in this case. That stretch of land that is considered parkland is a precious space and definitely used by my neighbors in many ways. The amount of green space is not proportionate to the density of people living in East Knoxville.

Homelessness is certainly a pressing issue. I have not heard any of my neighbors complain about VMC building within the neighborhood but have heard only support for what they are doing. We are only asking that other sites be considered even within or outside of the neighborhood that will not take green space.

Please consider delaying this project until the proper amount of thought and research has gone into making the best decision for everyone involved.

Sincerely,

Meg Burnette

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] City's Lack of Transparency in Park Case 10-S-19-RZ

1 message

Meg Weber Bensey <mwbensey@gmail.com>
Reply-To: mwbensey@gmail.com
To: commission@knoxplanning.org

Fri, Sep 27, 2019 at 4:17 PM

I am in agreement with my Park City neighbors that the process to rezone and give away a portion of East Knoxville's Caswell Park has not been transparent and equitable. The only public meeting, on Mon Sep 23, was announced with one week's notice to Park City residents.

Many attendees heard about the meeting from a postcard mailed out by the Parkridge Community Organization (PCO) after the City of Knoxville declined its request for assistance in advertising the meeting on short notice. I received my post card on Sat Sep 21, a two-day notice.

The mayor sent the president of the PCO a letter listing all the ways Park City residents should have already known about the park rezoning. Among these, she cites the 2014 Central City Sector Plan, which notes "high intensity residential" planned for Fifth and Woodbine WEST of Winona, but apparently not for our little park EAST of Winona. Not a valid argument.

Margery Weber Bensey

[1702 East Fifth Avenue](#)

[Knoxville 37917](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-5-19-RZ Oct 10 Hearing

1 message

Meg Weber Bensey <mwbensey@gmail.com>

Fri, Sep 27, 2019 at 12:17 PM

Reply-To: mwbensey@gmail.com

To: commission@knoxplanning.org

My neighbors and I live in the 1700 block of East Fifth Avenue next to the parkland on the 1600 block of East Fifth. We enjoy this green space and do not want a high-rise towering over our Victorian and Craftsman-style houses. This is not the ideal place for homeless housing; there are other places.

I use the park as an inviting green grassy hill to see from my house or to walk past or drive past coming and going. I do not have to be in it to enjoy it, but I will not enjoy it with a high rise in its place. I vote for transforming the pension board or rehabbing the rubble field instead.

Margery Weber Bensey
1702 East Fifth Avenue
Knoxville 37917

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Re-zoning proposal 10-S-19-RZ

1 message

Scott Rupe <scott.rupe@gmail.com>

Thu, Sep 26, 2019 at 9:01 PM

Reply-To: scott.rupe@gmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear commission members:

As a resident of Parkridge (1805 Jefferson Ave.), I would emphatically state that I do NOT support the project as it currently stands.

- 1.) The project, on the surface, appears rife with inconsistency and certainly not in good faith with what is moral, legal and ethical.
- 2.) What is the apparent urgency of this particular location?
- 3.) I am of the impression that if OS-2 space in this instance is overruled, then the city opens itself to litigation from other organizations that would not have an equal opportunity to benefit from same.

With such overwhelming resident opposition in the immediate area, I am completely astounded that this project would be carried through to a vote without further scrutiny.

I implore you to delay moving forward until a more thorough study can be accomplished.

Respectfully,

Scott Rupe

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Scott H. Rupe

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Regarding Caswell Park Rezoning - 10-S-19-RZ

1 message

Nathaniel Shelso <ndshelso@gmail.com>

Tue, Sep 24, 2019 at 4:12 PM

Reply-To: ndshelso@gmail.com

To: commission@knoxplanning.org

Planning Commission,

I am opposed to the rezoning of this property. This is OS-2 land that is part of a park. It should be used and kept for park purposes. Please reject this request. It would be very bad precedent to rezone parks in a city with so many vacant lots.

Nathaniel Shelso
811 Avice Lennon St.
Knoxville, TN 37921
ndshelso@gmail.com
(901) 484-3790

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] proposal 10-S-19-RZ

1 message

Micah Rutenberg <micahruts@gmail.com>

Tue, Sep 24, 2019 at 11:11 AM

Reply-To: micahruts@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission Members,

As a Professor of Architecture at the University of Tennessee and as a resident of Parkridge (2557 E. 5th Ave.), I am writing this letter to express my concern about re-zoning proposal 10-S-19-RZ, which proposes to change land along E. 5th Avenue from OS-2 (part of Caswell Park) to RP-3 for a 3-story supportive housing facility. Many, including myself, acknowledge and are supportive of the need to supply additional housing units to address homelessness in Knoxville. However, aspects of this process are cause for great concern. On the surface, this change is being presented as merely procedural, within the normal course of business, and not out of the ordinary. However, this cannot be further from the truth. The stakes are high in this case and it does not seem the magnitude of 10-S-19-RZ is being fully recognized. I would like to present three main concerns I have about the process and issues implicated in the decision you will have to make about the future of this public land.

First, ANYTIME the City gives land away, it should be duly scrutinized, no matter for what cause or to whom the land is to be given. Thus far the process has been opaque, and shrouded in mystery. I came to hear about the proposal on September 21st, when a mailer arrived to my front door (2557 E. 5th Ave.). This mailer was not printed by the city, but by the Parkridge Community Organization. Additionally, hand-painted signs in protest of the move have appeared on the site in the last two days. Since, I have begun my own research, which is limited to Knox News and other small local news sources as these are the only sources of information that come up. None of these provide much insight into background, motives, or details beyond what is superficially known. While I, like many of my neighbors, are supportive of these housing initiatives in principle, the procedure seems to be highly flawed in terms of flagrant laxity in informing the public and engaging with the neighborhood on an issue that is of GREAT IMPORTANCE AND CONSEQUENCE.

The mailer mentioned a meeting on Monday, September 23 at 6p, two days after I received the mailer. This is appallingly short notice. When I investigated the rules about giving community notice around re-zoning issues, it came to my attention that a sign must be posted at the site 12 days prior to the Planning Commission meeting, which is scheduled for October 10. This means that the sign will go up on September 25, 2 days after the community meeting that just took place. It is highly questionable and dubious, to say the least, that the meeting was scheduled BEFORE THE PUBLIC COULD BE GIVEN PROPER NOTICE per the law's requirements. It is hard to build trust when the City does not create an environment of trust.

Second, the notion that the City of Knoxville can give away park lands, no matter what the cause or to whom is of great concern, and should cause existential reflection for the Commission. It is clear in being zoned OS-2, and being delimited within the boundary of the park per the City's own zoning maps that these properties ARE protected park lands:

"This park and open space district is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population." **(2.4.3. - OS-2 park and open space district)**

This code explicitly and unambiguously dictates the permanent nature of this protection. Simply put, this permanence should not be up for question, interpretation, or maneuvering based on the whim of the Planning Commission. The magnitude of this decision, and the implication of the City giving away park land by maneuvering around legal protections, if it comes to pass, should not be lost on the Commission.

Lastly is the question of equity. We, and the Planning Commission, must ask if parts of the city become repositories for certain kinds of services and housing in order to "protect" other, more affluent parts of the city, leading to the intentional or unintentional ghettoization of social classes. I have been researching the distribution of low-income and supportive housing in Knoxville. But, thus far I have been frustrated in my attempt to find substantial data. It is apparent that this information is either non-existent as a complete data set, or it is not accessible to the public. However, as a resident of East Knoxville who sees it every day, I can tell you that East Knoxville historically has been and continues to be the site of a disproportionate number of low-income developments. These are not the typical mixed-use or multi-income developments seen in many cities, but rather they are income ghettos. Should East Knoxville continue to be a repository for developments that perpetuate income segregation?

Based on lack of information and full engagement with the public on this issue, it is hard to know if the City has studied its options, alternative solutions, and/or proposals. A decision like this needs to be weighed for its positive and negative impacts on the

community and all constituencies involved.

I understand that the moves for this change are for the benefit of Knoxville's vulnerable population. I, for one, am fully supportive of these moves. But I urge the Planning Commission to recognize the magnitude of this decision, which, on its face, appears innocent. And I urge you to be thoughtful and considerate of the bigger picture when making your decision.

Thank you for your time and consideration.

Best regards,

Micah Rutenberg

Lecturer/Adjunct Assistant Professor

School of Architecture

University of Tennessee, Knoxville

Address:

2557 E. 5th Ave.

Knoxville, TN 37914

Phone:

(734) 834-7722

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Regarding Caswell Park Rezoning - 10-S-19-RZ

1 message

Matthew Cox <the.matt.cox@gmail.com>

Mon, Sep 23, 2019 at 8:06 PM

Reply-To: the.matt.cox@gmail.com

To: commission@knoxplanning.org

Dear Planning Commissioner,

I am a resident and property owner in Park Ridge, and am in full support of the proposed rezoning and sale of a portion of Caswell Park to Volunteer Ministry Center. I think that use and the proposed structure would fit the area.

Thank you,

Matthew

matthewcox.co

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This message was directed to commission@knoxplanning.org