



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Comment on 9-A-20-SU

Mike Reynolds <mike.reynolds@knoxplanning.org>
Reply-To: mike.reynolds@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Sep 14, 2020 at 8:06 AM

Mike Reynolds, AICP
Senior Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: **Jacob Sharp** <sharpja89@gmail.com>
Date: Sat, Sep 12, 2020 at 10:21 AM
Subject: Comment on 9-A-20-SU
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mike,

I'm a resident at 1204 Harmony Lane and noticed the Knox Planning sign at a vacant property on our street. After reviewing the special request and plan with the property, I am against this special request for a multi family home. There are multiple reasons for my choice; first: increased traffic down the street. I already have an issue with vehicles turning around in my driveway and degrading it. The increased traffic could lead to increased maintenance costs on my end.

Next, I worry about lacking background checks and vetting of tenants: our street had a large issue with the previous residents of 1218 Harmony Lane dealing drugs. Ever since they moved out over a year ago, we've had zero issues with crime or suspicious individuals snooping on properties.

Lastly, the request of two driveways, and the size of the planned building, will be an eyesore on the street. This would be a large two-story building, and every other house on the street is a single-floor house. I feel that this will impact the value of all the houses on the street negatively.

I've spoken to multiple neighbors on our street, and all are against this special use permit. I have encouraged them to email you before the next hearing on November 12th.

Thank you for your time.

Jacob Sharp

Resident of:
[1204 Harmony Ln, Knoxville, TN 37912](https://www.google.com/maps/place/1204+Harmony+Ln,+Knoxville,+TN+37912)

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9/14/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Comment on 9-A-20-SU

This message was directed to commission@knoxplanning.org



Public Input: Planning Commission Meeting Information

Public Input: Jay Price <contact@knoxplanning.org>
Reply-To: marblecityneighborhood@gmail.com
To: webmaster@knoxplanning.org

Fri, Sep 4, 2020 at 6:33 PM

Jay Price has contacted you from the Planning Commission Meeting Information Page.

The information provided is listed below.

Project: Planning Commission Meeting Information

Name: Jay Price

Email: marblecityneighborhood@gmail.com

Zip Code: 37919

Message: I'm a resident at [3718 Cate Avenue](#) and president of the Marble City Neighborhood Association. Along with several residents that I have spoken to, I am very concerned about 9-A-20-AC and 9-A-20-SC. The owner is trying to close an alley and a road with this request, but they indicate in the request that they are consolidating several properties, and, according to the person who was working on the property, the goal is to then turn it over to a developer to build apartments. The areas owned by the applicant are zoned RN-2 and RN-1. So, it really should not be allowed. I have several objections in addition to the fact that the zoning should not allow a consolidation of lots and building of apartments, namely: 1- A large development of apartments would radically transform the character of this neighborhood, and not for the better- 2- it introduces significantly more traffic and 3- typically transient people who are not as likely to be invested in this neighborhood and what we're trying to build as a neighborhood association. 4- The area floods regularly. I've lived in the neighborhood for over 12 years and have seen 3rd Creek flood several times in that time period, two of which times were very severe, one time a house in the area and the little church along Pilkay were severely flooded and the house had to be rebuilt, and the other time, a car was swept down Pilkay and slammed into a street sign on Pilkay and Dance Ave, adjacent to this development. 5- The roads are very narrow and people already drive way too fast along those roads, and at least one young person in the neighborhood has been struck by a car very near this proposed development. I would like to speak at the meeting when this is discussed and at least one other resident would like to as well. I'll be communicating details of this with folks in our neighborhood so several others will hopefully attend and/or speak on Sept 10th. I can be most easily reached at 865-200-7662. Or, I can be reached by email at marblecityneighborhood@gmail.com. Please don't let this project proceed as planned. When neighbors first talked to the owner, the plan was to build duplexes, but that has apparently changed radically, and the new development plans are very undesirable to this neighborhood. Thanks!
