

TO: Dan Kelly
MPC

To MPC
Regarding:

#12

Agenda Item #12, December 14, 2006, File number 10SF-06-C1/ 10-0-06-UR (Camden Realty I for development at Murray Drive/Wilkerson Road, Norwood Community)

We are sorry to be so late in submitting our concerns regarding a proposed condominium complex on Murray and Wilkerson Roads in the Norwood neighborhood. We have just become aware of the situation.

As 20+ year residents and homeowners of the neighborhood, we have found the unruly and sprawling development of Norwood over the past 10 years to be appalling and without plan or consideration for those of us who have invested our lives in making this a good and liveable community. We have maintained and protected our properties and those around us, raising the tax base through investment in our homes and attracting others who will do the same due their pride in their homes.

We have made every effort to acquire, protect and preserve neighboring properties which have been wooded and natural, but seemingly undevelopable. We have failed at these efforts, because we do not have the financial resources to compete with developers and commercial interests.

A new subdivision is now underway between Wilkerson and Monterrey Roads. It will include 18 homes, probably a minimum of 36+ vehicles per day, rolling through another well-established subdivision with narrow, subdivision-style roads. Its construction is destroying old-growth hardwood trees, some 200 feet tall, oaks, hickories, maples, poplars. One of Knoxville's most dominant creeks rises in that tract of land. Neighbors there expressed concerns to the developers through Neighborhood association meetings and through MPC meetings. Developers promised to keep every tree possible.

Now we are looking at the possibility of another new project which will destroy one of the last vestiges of natural beauty of this area. The neighborhood is already surrounded by empty, decaying commercial buildings which have been abandoned in ghost-town fashion by Kroger, Food Lion, Super-X/CVS and others. The sites where these dead and deteriorating structures decline were also once beautiful and forested acreage which created harmony and appeal.

So, now the neighborhood would like to appeal to the Commission to deliver this neighborhood from more of this destruction and deterioration.

The proposed condominium complex is not, in and of itself, a bad thing. The proposed site, however, is one which is problematic. Access to and from Murray Road and traffic flow on both Murray and Wilkerson will be dangerous for both the new residents and for the current population. Some years ago, our family ceased using Murray and Wilkerson Roads because of the obvious dangers posed by the narrow design of the old road which was positioned originally as a country "lane" providing access to only a few families in a largely rural setting. It was never intended for its current purposes and traffic, and certainly not for the demands of traffic inherent in a 46-unit complex. The community has other concerns about such massive building on this site, concerns such as drainage and water flow. It seems to most of us, however, that the serious safety ramifications of adding such a level of traffic to this already dangerous route should be the prime consideration for the MPC at this time.

Thank you for your attention.

M. C. Picquet & D. C. Picquet

DEC 12 2006

2412 Monterey Road
Knoxville, TN 37912
December 11, 2006

10-SF-06-G
10-D-06-UR
#12

Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902

Dear MPC Board Members,

This letter is in regard to the proposed 46 condominium development at Murray and Wilkerson Roads. I am asking that you not allow the development to pass. There are several reasons:

First, the "Knoxville/Knox County Minimum Subdivision Regulations" Section Six (62-20) states, "A subdivision of a parcel of land shall be undertaken in such a manner as to enhance the sound development of the neighborhood in which the subdivision lies." Both Murray and Wilkerson Roads are only 19' wide. It is already challenging and dangerous on these roads when two vehicles (especially trucks or SUV's) pass each other. By necessity, the traffic would increase significantly here, adding to a safety concern already present.

Second, there is a wet weather creek which runs at the back of the property. Even before any development, this creek runs over a section of Wilkerson Road during very heavy rains. There is a subdivision development already in progress of 18 houses (on 8 acres) adjacent to the proposed condo development (by the same developer). Nearly all of the trees for this subdivision have been cleared, leaving a hill with the potential for a great deal of runoff. A detention pond is to be put at the foot of the hill for this problem. With even more structures to go on even less land for the condo development, ALL of the trees/vegetation would have to be removed, thus creating much more runoff.

Finally, putting 46 condos on 6 acres would mean more than 7 units per acre. This would necessitate clearing all of the existing trees for this to take place. This plot of land is full of trees, including pines, cedars, tulip poplars, and dogwoods. The adjacent property of 8 acres (mentioned above) has already been cleared of literally hundreds of trees. Most were large oaks, maples, hickories, tulip poplars, and many dogwoods. It was the home to hawks, many types of woodpeckers, and other birds and wildlife dependent upon the woods. The environmental impact of clearing yet another valuable tree area is tremendous.

Your MPC Planning Commission Staff has done an outstanding job of creating the "Tree Conservation and Planting Plan." It is obvious that you are well aware of the value of trees, both for the environmental and economic well being of a neighborhood. To de-forest this area to the extent the proposed development would need would be very detrimental in many ways.

For all of the above reasons, I am asking that you not allow the Camdun Realty --Murray Drive- attached residential development plan (for 46 condos) to pass. Thank you for your time and consideration in this matter. Thank you, also, for the tremendous amount of work put into the "Tree Conservation and Planting Plan." It will be instrumental in assuring that Knoxville's beauty will not be sacrificed for its growth.

Sincerely,

Pat Pennebaker

Pat Pennebaker
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