

**From:** "McGinnis, Marsha Poland" <mcginnismp@ornl.gov>  
**To:** <contact@knoxmpc.org>  
**Date:** 6/27/2006 2:57:15 PM  
**Subject:** Oppose Apartments at 6-J-06-UR

We are homeowners in Hardin Valley Woods Subdivision and are writing to express our serious concerns over the planned apartments that are part of the Tennessee Technology Corridor Development Authority (TTCDA) Application # 06.030.0 on the July 10 TTCDA agenda and the Metropolitan Planning Commission (MPC) use on review 6-J-06-UR on the MPC July 13 agenda. The requested apartment site backs up to the Hardin Valley Woods Subdivision. The full site plan calls for retail stores along the south side of Hardin Valley Road and north east side of Award Winning Way, with a grocery store set back and 6 apartment buildings terraced up the steep hill.

Building apartments on this site would be out of character with the surrounding properties and all residential development in Hardin Valley. It will require blasting lots of rock to terrace the more than 25% slope hill. In addition, removing most of the trees and installing huge retaining walls will be required, significantly impacting the environment and creating an eyesore. It will also create a significant impact on the existing water drainage patterns along the hill, and add a strain on the Hardin Valley traffic and fire protection. The large transient population associated with apartments would be detrimental to the security of the surrounding properties and change the night and weekend quiet residential nature of the valley.

This site would best be used for an office complex, as would be fitting for the technology corridor and its OB zoning and be able to fit the lower portion of the site plan, and not an apartment complex. While it was expected that technology corridor land would be used for office parks, these would be compatible with the surrounding residential properties by maintaining the quiet nights and weekends.

Please deny the request to build the apartments.

Marsha and Randy McGinnis  
2004 Sweetwood Lane

**CC:** <email@hardinvalley.org>

**From:** <whiteappraisals@att.net>  
**To:** <contact@knoxmpc.org>  
**Date:** 7/5/2006 8:33:12 AM  
**Subject:** Hardin Valley Apartment Development

This is in regard to the proposal to develop apartments adjacent to the Hardin Valley Woods subdivision. I have some concern regarding the slope issue and its negative impact on the adjacent properties in Hardin Valley Woods. If the hill closest to the homes on Sweetwood Drive is cut down, there may be adverse impact on the properties adjacent to the development. A second concern involves the impact of the traffic on Hardin Valley Road. I am asking that the developer prepare for MPC review, a traffic impact study.

I suggest that the apartment numbers be reduced with a wider separation between the existing residential tracts and the beginning of any cuts. This will benefit our neighborhood since it would reduce the daily trips on Hardin Valley, and would shield the adjacent properties from the noise and pollution of up to 500 residents.

--

Donald W. White, MAI  
CG-155

**From:** Bryan Hathorn <bchathorn@yahoo.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 7/5/2006 9:27:12 AM  
**Subject:** oppose development at 6-J-06-UR

Members of the Knoxville Metropolitan Planning Commission:

I am writing in response to the proposed development MPC 6-J-06-UR of the property near Award Winning Way and adjoining Harden Valley Woods Subdivision in Hardin Valley, which comes up for consideration July 13 as item 107 on the agenda.

The proposed development places a retail development and apartment complexes in the midst of a largely residential area. The character of the residential neighborhoods in this area will be negatively impacted by the development—to my knowledge there are no apartments in Hardin Valley west of the Pellissippi Parkway. The only nearby apartment is Forrest Ridge, which was the subject of a failed grading several years ago which resulted in the collapse of a hillside on the apartments. Both the apartments and the retail development will substantially increase traffic, in opposition to the “use on review” guidelines established by the Knoxville MPC which state that development should not draw substantial additional traffic through residential streets (Section 4.10.15), which the present development will do.

The proposal is to put apartment complexes and a retail development on a lot which has substantial grade, and will require extensive cut and fill to perform the construction. The pictures which have been circulated in the original proposal (TTCCA 06.030.0)—while not an outright deception—are certainly misleading. The pictures are of the end of the lot near Hardin Valley Road which is comparatively flat. The overall lot has a 13% grade over 95% of its area, with over 50% of the lot having a 25% grade. In some places, the proposed construction will require removing 30 to 50 feet of material and building massive retaining walls which will be an irreparable visual eyesore for the entire region.

Hardin Valley is a residential community mainly comprised of single family homes. The people who live there see no need for commercialization or higher density residential development of the type proposed here. Particularly not types of development that will create large scale traffic congestion, divert storm water flow, and grossly impact the quality of life in nearby residential areas. I would encourage the voting members of the commission to walk the land and speak to the local residents to get an appreciation for the lay of the land and appropriate development uses. If it is necessary for the property to be developed, a low density residential development on large lots would be most appropriate, given the character of the neighborhood and the grade of the hillside.

The stated purposes of the TTCCA is to “to encourage technology and related land uses while preserving the area's forested ridges, rolling hills, and broad valleys. The zoning is fairly flexible and allows most types of office and light industry, with limits on retail development.” [Emphasis mine]. The principle of “use on review” established in the zoning provisions in Knox County (Sections 4.10.13-14) requires the development to be “within the character of the neighborhood where it is proposed, and within the size and locations of the buildings in the vicinity,” and also “to not significantly injure the value of adjacent property.” The present plan fails in these regards.

I urge you to disallow the proposed development, both the retail and the residential components. The proposed development will have a negative impact on the community and is not within the public interest.

Regards,

Bryan C. Hathorn

2006 Cypresswood Lane

Knoxville, TN 37932

865-621-0417

bchathorn@yahoo.com

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**From:** <JEDAVIES45@aol.com>  
**To:** <email@hardinvalley.org>  
**Date:** 6/30/2006 11:22:16 PM  
**Subject:** MPC 6-J-06-UR

Please accept our names to be entered on the above petition to "oppose the apartments in the Hardin Valley community." Plus our concerns listed below:

As we understand under this site plan that the MPC will be discussing on July 13th this proposal also reflects an area for retail stores and a grocery store. Prior to this date there is also to be a meeting at the TTCDA concerning "design review" July 10th.

As a homeowner for over eight years here in Hardin Valley and a taxpayer for many years in Knoxville we are concerned about the traffic increasement that will take place by wanting to add these sites. Not only for the noise and pollution levels, but also for the safety issue of adding "many more vehicles" that will be traveling our roads.

We fully understand that a "certain amount of new developments" are needed for the good of a community, but we ask that considerations are given to the surrounding residential areas and how we would like to keep a balance of the beauty of this land.

We have a High School and another sub-division being built down from Brighton Farms and even though the Orange Route is several years away, eventually that will increase more traffic. We are greatly concerned about the "retail stores" as to what type of stores would be considered. Since you have a community college and a High School soon to be filled with youth, there are concerns as to what will be made available to them.

Let's remember that we really don't own all this land we are just the stewards of it to pass along to the next generation, which we will admit in some instances have been handled properly and some have not. Let's think past the \$\$ figures and take a stand to keep a balance in our community.

Respectfully,

Jim and Barbara Davies  
2389 Conners Creek Circle  
Hardin Valley Community  
694-6047 Home #

**From:** <JEDAVIES45@aol.com>  
**To:** <email@hardinvalley.org>  
**Date:** 6/30/2006 11:22:16 PM  
**Subject:** MPC 6-J-06-UR

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Respectfully,

Jim and Barbara Davies  
2389 Conners Creek Circle  
Hardin Valley Community  
694-6047 Home #

**From:** <MPJohnson@absconsulting.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 7/13/2006 10:43:59 AM  
**Subject:** Use on Review Request 6-J-06-UR and 7-SK-06-C July 13, 2006 Agenda

To whom it may concern,

I would like to express my concerns about the Use on Review Request 6-J-06-UR and 7-SK-06-C for development of commercial property on Hardin Valley near Pellissippi State.

1. Although the ordinance 5.33.02 does not allow sell of beer for consumption on the premises if located within 500 ft of residential or agricultural land, I am concerned that a store selling liquor could be located on the property within very close proximity to the Pellissippi State campus. If the zoning of property adjacent to this development is changed, then a liquor store or bar could be built on one of the parcels. Restrictions on liquor stores, bars, and adult oriented businesses need to be in place in the protective covenant for the property.
2. Portions of the commercial developments, primarily parking spaces, appear to be within the required 50 ft setback. These should be removed from the setback.
3. Requirements to maintain commonly held assets by a property owners association will not assure that they are properly maintained. Too often, property owners associations fall apart after several years. The owner of the largest retail center (i.e., the 127,00 sq ft store) should be required to maintain these assets.
4. The number and size of parking spaces needs to meet the Knox County Zoning Ordinances. A variance reducing the number and size of parking spaces should not be allowed. Lack of adequate parking could encourage parking along Hardin Valley Road or impact (stop) the flow of traffic turning into the development, posing a traffic hazard.
5. Installation of a traffic light should not be permitted until an traffic impact study is made. The proposed traffic light will be directly opposite to one of the entrance/exits for the Pellissippi state campus. By the MPCs own traffic count studies, the number of cars on Solway Road jumped from 2,982 in 1997 to 6,310 in 2002 (a 111.6% increase). This was primarily due to the installation of a traffic light at the intersection of Hardin Valley Road, Solway Road and the Pellissippi ramp. Installation of a traffic light at the far west entrance/exit to Pellissippi State campus could result in several thousand cars using that exit to turn left rather than using the main Pellissippi State campus exit on Solway Road. Given that a new high school with most likely 1,000 driving teenagers and teaches is under construction on Hardin Valley and the recently approved

new subdivision with 75 condo and 80 plus houses adjacent to the new high school, the number of cars travelling along Hardin Valley Road will significantly increase. A traffic light at this location could result in significant wait times and grid lock on Hardin Valley Road!!!

6. The provisions for storm drains may not be adequate. The owner of the lot just east of this development had to create a retention pond to collect rainwater to prevent it from flowing across Hardin Valley Road. Following the improvements to Hardin Valley Road, the retention pond was not needed because the roadbed was now elevated. However, because of the large slope, a significant amount of water flows off this hillside. Storm drainage needs to include the rainwater run-off from the property plus the upslope property. Also, the water should be filter to collect trash and oils from the parking lots.

Thanks you for your consideration.

Michelle P. Johnson  
2200 Berrywood Drive  
Knoxville, TN 37932

**From:** "angelia kelley" <angkelley@knoxvilledrywall.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 7/13/2006 11:28:44 AM  
**Subject:** WE ARE FOR INDUSTRIAL PARK

I, ANGELIA KELLEY, LIVE AT, 8855 WORTHINGTON LANE KNOXVILLE, TN 37914. MY HUSBAND (RICHARD KELLEY) AND I FEEL THAT THIS DEVELOPMENT WILL BE GREAT OPPORTUNITY FOR OUR COMMUNITY. WE'RE NOT SELLING OUR PERSONAL PROPERTY, BUT WE WILL BE SURROUNDED BY THE INDUSTRIAL PARK. I CAN SEE THE CONCERNS OF THE HOME OWNERS IN THE SHACKLEFORD ESTATE, BECAUSE WE ARE IN THE SAME SITUATION. BUT I FEEL THAT EACH LAND OWNER CAN DO AS THEY WISH REGARDING SELLING.

I HAVE SPOKEN TO MANY OTHERS IN OUR COMMUNITY THAT FEELS THE SAME AS WE DO. YOU JUST DON'T HEAR THEM AS LOUD AND AS OFTEN BECAUSE THEY (WE) HAVE NOT BROUGHT IN OUTSIDER TO HELP THEM (US).

PLEASE GET THIS E-MAIL TO ALL BOARD MEMBERS!

ANGELIA KELLEY  
angkelley@comcast.net  
865-388-7367