

From: <[clharnden@hotmail.com](mailto:clharnden@hotmail.com)>  
To: <[commission@knoxcounty.org](mailto:commission@knoxcounty.org)>  
Sent: Monday, February 27, 2006 2:58 PM  
Subject: Commission Website ([MPC File 3-M-06-RZ, Agenda Item No. 70](#))

>

> This email was received from [clharnden@hotmail.com](mailto:clharnden@hotmail.com)

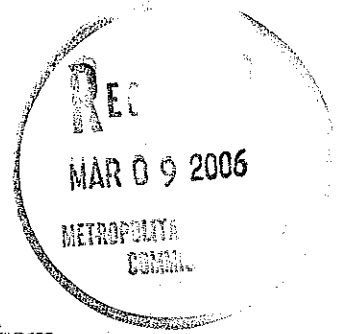
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> I live at 2518 bakertown rd .I received notice in the mail re: rezoning for the property next door to me from agriculture to rezoning for condo\'s.i have talked to mr bardy but he was somewhat evasive about how many and where are they going to put the 80 units he is proposing.This valley is a flood zone and at times has flooded mid way up to my barn.If he is planning on putting that many units I would like to voice a \"no\" on this matter because of high traffic already and adding more problem drainage to what already is a problem.Mosquito\'s have never been worse around here than in the last few years.i can\'t be at meeting Thursday but wned to voice my concerns.Please forward this to whoever it needs to go to

Thank you, Cindie Harnden

March 8, 2006

#70



To all County Commissioners:

I want to express my concern for the rezoning on Bakertown Rd. from agriculture to planned residential.

It has always been in a flood zone and has caused a lot of damage to my property for the last 14 yrs.

We have had water up to the sides of my barn and have had water damage to our lawnmowers and tiller that we store in the barn.

I have enclosed pictures where it has flooded to the other end of the valley several times, these are just a few that I have pictures of but it usually floods 2-3 times a year, not to mention the horrible mosquito problem all of us have had from the standing water.

The water doesn't drain very well and it's not that unusual for it to be there for a couple of months, especially when it rains over and over in the spring and summer, it just keeps adding up.

The developer wants to put over 70 condo's mostly in the valley and a few in front of a new subdivision above this one that will cause a lot more drainage problems than we already have.

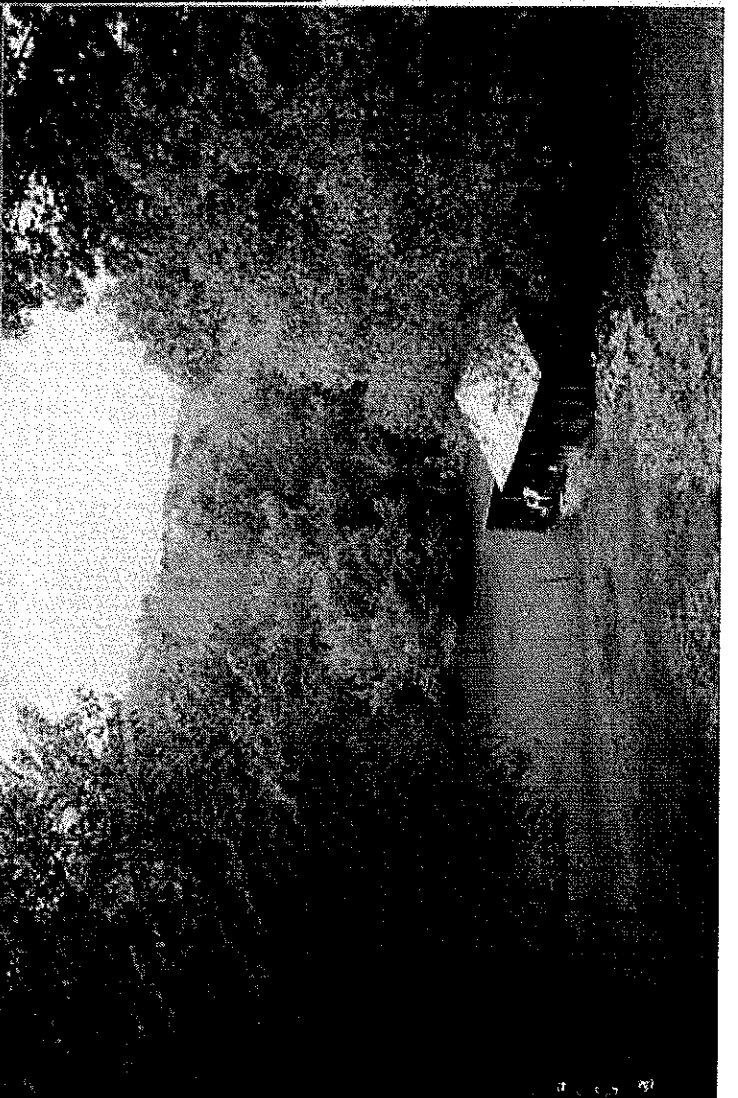
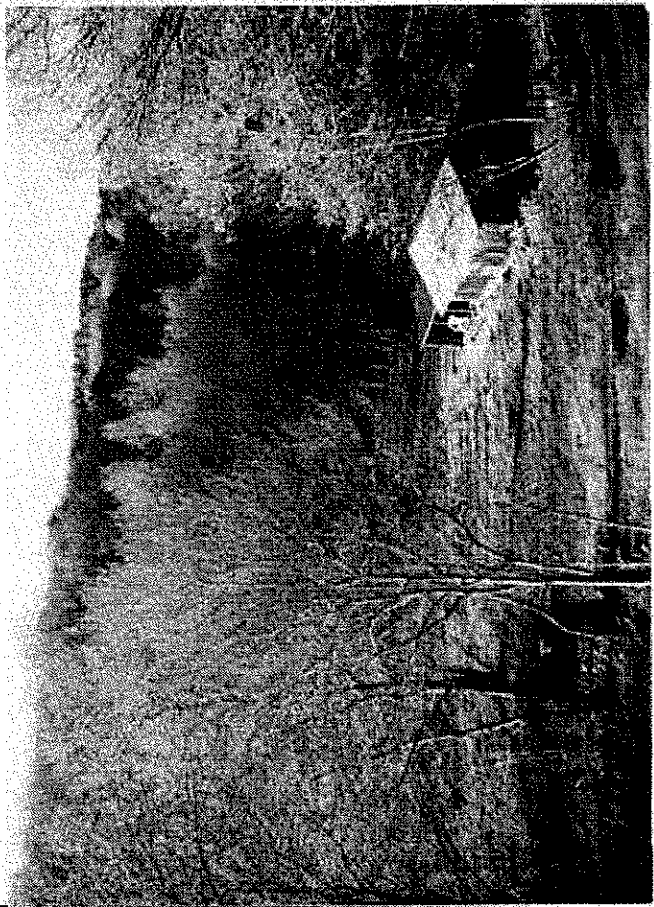
The developer has told me there will be a retention pond but there is really no way to contain water that empties into a fairly large valley from all the surrounding houses around the top of the valley and the ridge.

I am not against developing property but I think this will be too much of a drainage issue.

I am a taxpayer and I worry that this will adversely affect all the surrounding homeowners property.

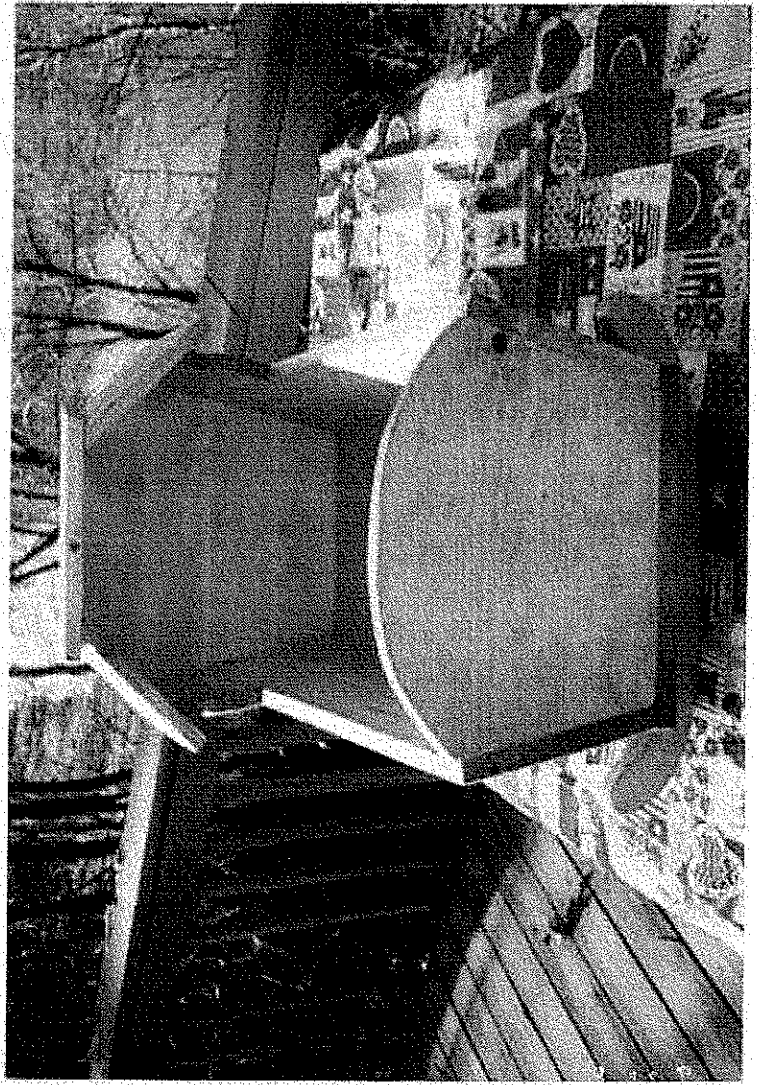
Thankyou,  
Cindie & Steve Harnden  
2518 Bakertown Road  
Knoxville, Tn. 37931  
531-1218







Feb. 2003



**From:** "cindie harnden" <clharnden@hotmail.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 3/2/2006 12:10:19 PM  
**Subject:** rezoning property on Bakertown Rd

Hi,

I live next door to some property that is up to be rezoned on March 9. I am going to try to make it to the meeting but if I can't come here are some issues I would like someone to consider. The two roads that are planned are in bad sight areas, particularly the one on Bakertown Rd. If they are planning to put in 80 condo's that to me equals 160 extra cars on what is a very busy road as it is now. It also looks like the street coming from Sands Lane, that is a one lane road, will bring extra traffic that will cut through the valley to Bakertown.

I have talked to Mr. Brady re: the flood zone and he told me there will be a retention pond. Well, I have pictures of my barn that is at the bottom of my lot, that has been flooded up to the middle of the barn. The whole valley has flooded several times, enough one time that we had ducks making nests and a horrible mosquito problem the entire summer.

The water comes down from the ridge, that is where the flooding problem comes from the most, so I don't see where a retention pond could help that.

I hope someone will respond to this email. I have lots of pictures from the past where it has flooded, I will be glad to send copies.

This property was up to be rezoned a couple of years ago when Mr. Hughes bought it, and it was not approved then either. I brought the pictures in for Mr. Kelly to look at and he agreed that it was a problem with flooding.

Thank you so much for any response ahead of time.

Sincerely,

Cindie Harnden

2518 Bakertown Rd.

Knoxville, Tn. 37931

My house is next door on the east side.

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Is your PC infected? Get a FREE online computer virus scan from McAfee® Security. <http://clinic.mcafee.com/clinic/ibuy/campaign.asp?cid=3963>

As a resident of Bluff Point Subdivision, I urge you to reject the subject request for a helicopter landing facility near Early Rd. The area surrounding the proposed site is residential, wooded, and composed of uneven terrain. This would be a safety hazard and a nuisance to the area residents and is not an appropriate use of property. Thank you.

Karen L. McElhaney  
2206 Duck Cove Dr.  
Knoxville TN 37922  
865-671-2628

Karen McElhaney  
Research Engineer  
Oak Ridge National Laboratory  
865-576-6633  
[mcelhaneykl@ornl.gov](mailto:mcelhaneykl@ornl.gov)

Dan,

Would it be possible to send me some information on this agenda item? I live in Lakeshore Meadows subdivision and have a few concerns about Mr. Woods' request. I do not necessarily oppose at this point, but would like to know what types of different aircraft he plans to have coming in and out, what times of day, and how often. Any additional information you may provide would be greatly appreciated. Thank you for your time.

Michele Lawson  
Assistant Vice President  
FSG Bank, N.A.  
[mlawson@fsgbank.com](mailto:mlawson@fsgbank.com)  
Phone (865) 675-2265  
Fax (865) 777-2604

It has just come to my attention that a heliport/airport is scheduled for construction near Early Road and Choto Road.

We purchased a very expensive home in Revendell because of it is such a quiet area. I am outraged that anyone (other than those who stand to make a buck) would consider building a heliport on an agricultural field surrounded by homes.

It is bad enough that there are no shoulders on Choto Road. My husband and I were almost killed several months ago when I lost control of my SUV several months ago on the curve 100 feet from the intersection of Choto and Early. It was due to a greasy road on the curve that was slightly wet after an earlier rain.

One man stopped to tell us his wife had lost control of her car going around that curve when the pavement was slightly wet.

A heliport/ airport would cause noise pollution and an increase traffic that Choto Road pass the Northshore intersection cannot take.

Construction on the new subdivision by Choto Marina has already threatened the lives of those who live beyond this point and have no other outlet.

The road is so narrow and curvey and large trucks take two lanes to make a curve. I have had to put on breaks several time to avoid a head-on collision.

I will join others with my protest to do whatever it takes to fight this plan. I VOTE NO HELIPOINT/AIRPORT.

Lillian O. Jones  
2901-8 Choto Road  
Rivendell  
Knoxville, Tn 37922  
865-675-6844

Dear Mr. Kelly:

Allowing an airport in the Choto area where we live seems contrary to the wise prior planning that residents here have appreciated and expect to continue to enjoy. An airport would set a precedent for other industrialized inroads into this environmentally pure area, not to mention risks to the residents from aircraft accidents.

The available nearby Tennessee River, over which the MPC has no control, is already being used for aircraft without specific consultation with bordering residents.

We therefore hope the MPC will continue its thoughtful considerations for the Choto area and disallow this proposed land use.

Sincerely,  
Joe and Fran Thie  
12334 Bluff Shore Dr.  
Knoxville, TN 37922

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Dear Mr. Kelly,

We have recently learned that on March 9, 2006, the Metropolitan Planning Commission will be considering a request for permission by the owner of the property at 12500 Early Road in West Knox County to construct a landing strip or helipad on his property. We would like to express our views on this request.

Mr. Kelly, we are vehemently opposed to having a helicopter flying in and out of this area on a regular basis. As the crow flies, this property is less than 3/4 of a mile from our home. Arriving and departing helicopters would be a tremendous nuisance to my family and my neighbors. In addition to the safety issue, we are opposed to the noise pollution that arriving and departing helicopters will inevitably cause. We purchased our home in this area about 2 years ago primarily because it is a quiet, low traffic area. I make the sacrifice of an additional 15-minutes to my daily commute to work to live here, and it is worth it. We would be severely disappointed if that were to change simply for the benefit of one person/family but to the detriment of everyone else residing in the area. The property owners making this request knew of the restrictions on their property (or should have) before they made the decision to locate here. If convenient helicopter access is important to these individuals, I suggest that they relocate to the other side of the Tennessee River, which is more convenient to the McGee Tyson Airport. This area already provides for convenient private air travel.



If this proposal is approved, it will certainly have a negative impact to the serenity of this part of Knox County. Please do not let this happen. This is clearly a very bad idea.

I have copied Jack and Mignonne Alman on this message because they are planning to attend the 3/9 MPC meeting. I am unable to attend and have asked the Almans to speak on my behalf. Thank you for your consideration.

Sincerely,

Terry and Laura Kehne  
12247 Channel Point Drive  
Knoxville, TN 37922

Dear Dan:

I am writing this e-mail to express my strong opposition to the proposed building of a Private Heliport/Airport Landing Fields at 12500 Early Road. Passing such a proposal will have a negative impact on the neighborhood. I hope that the Commission District 5 takes the concerns of Choto Community very seriously and into consideration when taking up this proposal.

Sincerely,  
Reza Dabestani  
3009 Whispering Cove Drive  
Knoxville, TN 37922

We live at 2251 Henge Point Lane, Knoxville, Tn 37922. We object to the approval of helicopter flights from a nearby property.

Joseph E. O'Brien  
Yvonne O'Brien

Dear Mr. Kelly,

Please be advised that I am opposed to allowing a heliport/airport land field in this area. The general area is agricultural and low density residential and populated with people wanting a quiet peaceful environment to reside. A heliport/airport landing area would be a dangerous precedent for starting undesirable usage of property and noise intrusion into this peaceful, serene community.

Please do not allow this to happen.

Carroll E. Jones  
2919 Summershade Ln  
Knoxville, TN 37922  
865-777-2673  
[cejonesx@att.net](mailto:cejonesx@att.net)

Mr. Kelly,

I received this email from a resident in the area and I would like you to note Mr. Woods comments.

Thanks

Jack Alman

----- Original Message -----

From: C J Smith

To: [jalman@tds.net](mailto:jalman@tds.net)

Sent: Sunday, March 05, 2006 6:30 PM

Subject: Heliport

Margie Beechler called today to discuss the proposed helicopter landing field on Early Road. Margie is phasing out of the LSMHA and I am the VP. Was glad to get her info, but don't know much about what is happening. I talked to a friend in Stonehenge, Joe O'brien, today and he advised that Mr. Woods had called on him to solicit support for the landing and indicated that if not approved, he would seek rezoning for a sub-division. He was unsure about the situation, but will attend the MPC meeting on Thursday. Joe believes that Mr. Woods has visited all of the residents "in the area". I will be out of town and unable to attend the meeting.

CJ Smith

[snuffycj@charter.net](mailto:snuffycj@charter.net)

Hi Dan,

This is a BAD idea.

I am an active participant in a group known as the Choto Community Action Committee. We formed this group just for the purpose of fighting the uncontrolled development in our region as well as to fight the obscene ideas like this one that would pollute our neighborhoods. I hope you are receiving the emails from the residents along the Choto Peninsula as most of the neighbors all through here are up in arms about this proposal.

I hope you will convey to the other members of the MPC that everyone in this area is opposed to this idea.

Thanks for your consideration.

Jack Alman

12124 Channel Point Dr.

865-675-6594.

3-M-06-UP  
#81

Feb. 6<sup>th</sup> 2006

Dear People:

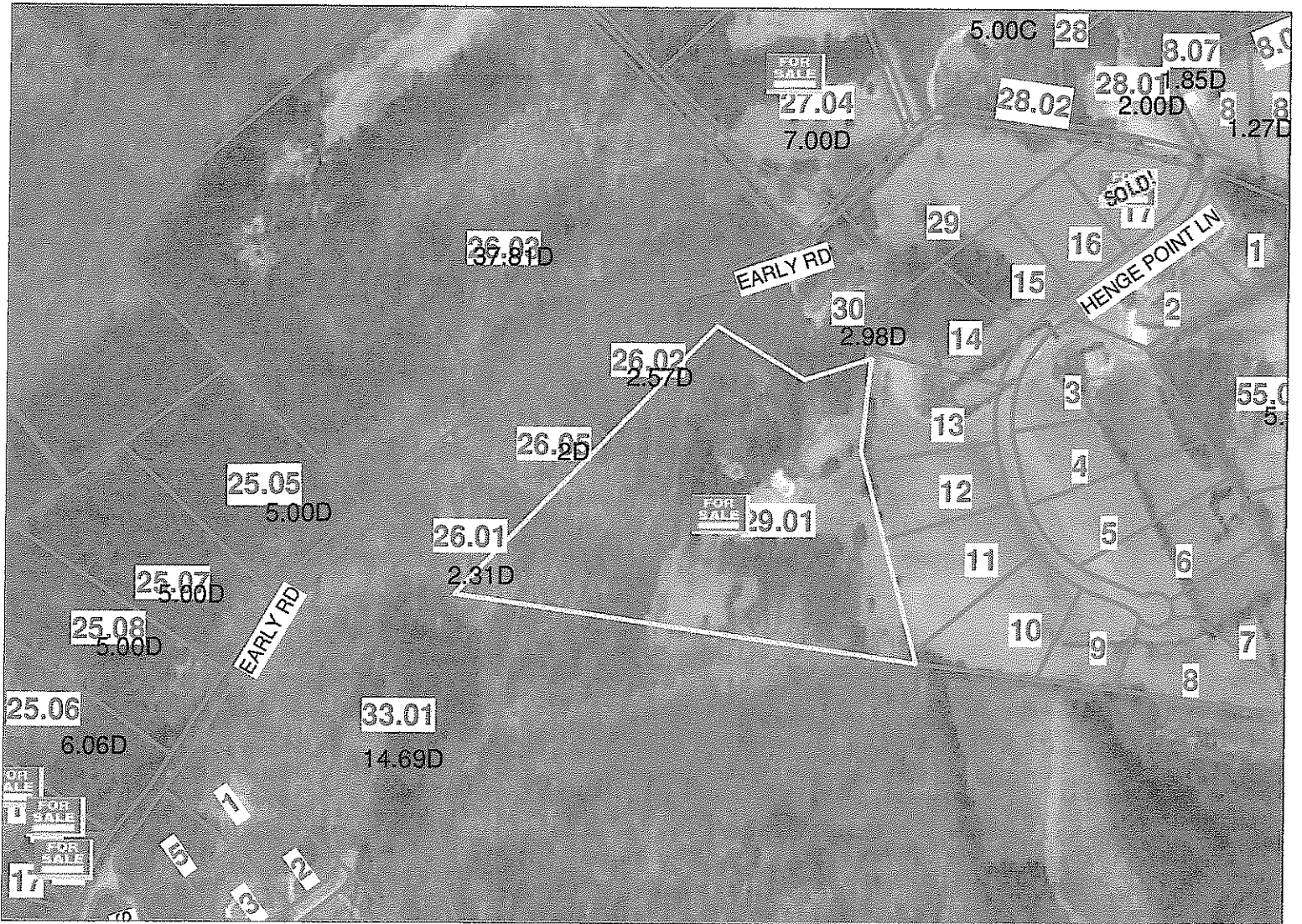
I have a Bell 47 helicopter that I would like to keep at my house. The house is on 17+ Acers at the top of a hill off of Early Road in the Choto area. My hope is to fly the helicopter 4 or 5 times a month. The nice thing about the 17 Acers is that a safe approach the landing area can be from almost any direction because it is the top of a hill. This landing area will be private for my use only. I will only use it during the daylight hours. The noise level of the Bell 47 is about the same as a garbage truck and the approach will take around 3 minutes.

Thank you reviewing this request and I look forward to your approval.



Daniel Woods  
865-671-2828

3-M-06-UR

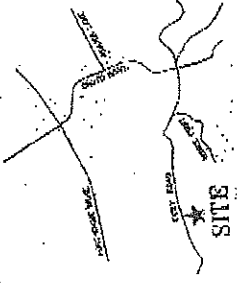


3-M-06-UR

TOTAL AREA  
17.731 ACRES



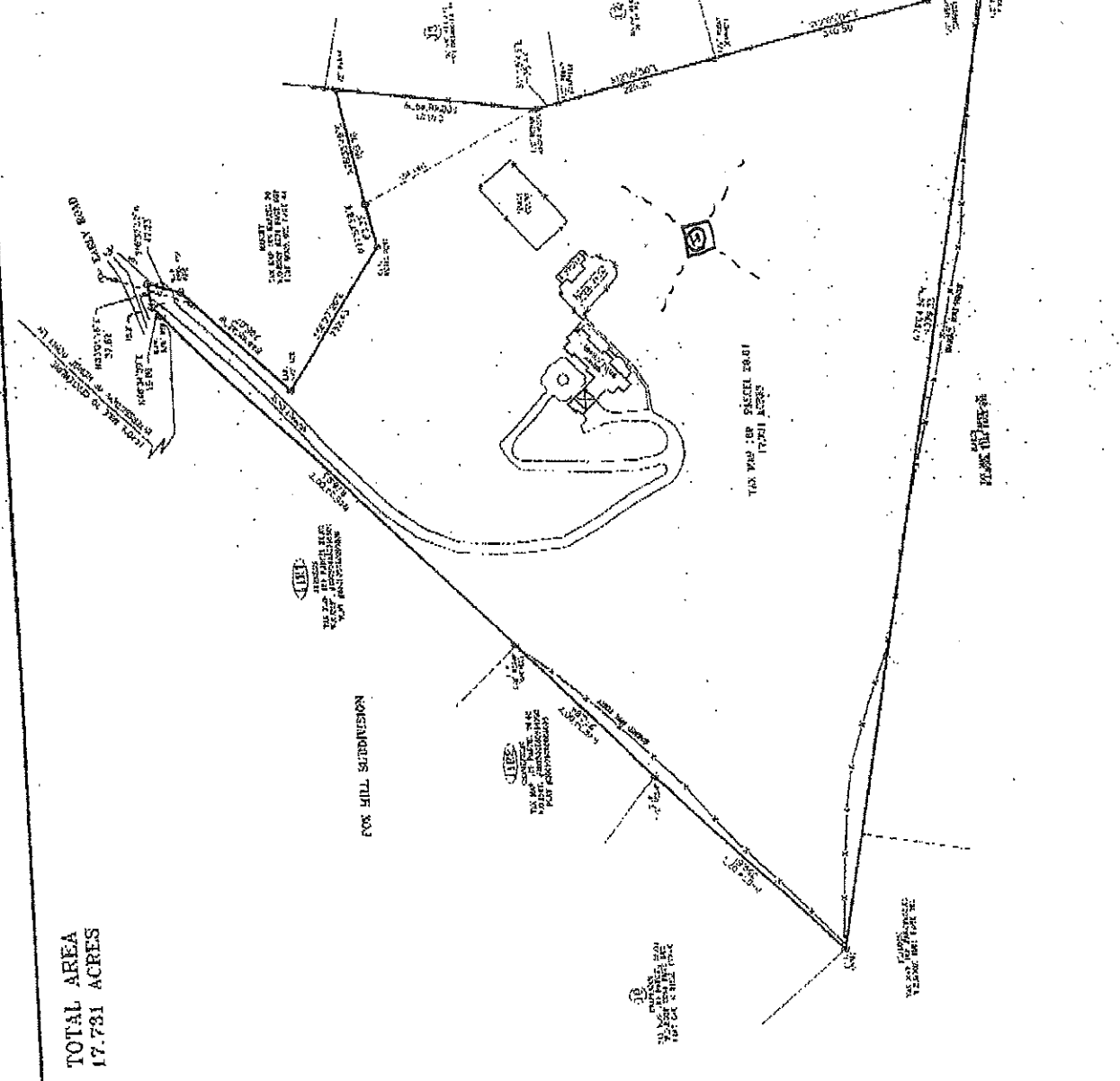
LOCATION MAP NO. SCALE



- NOTES:
1. CONVEYANCES MADE AS SHOWN
  2. SEE SURVEY MAPS & RECORDS FOR DEEDS
  3. REFER TO PLANS OF RECORD FOR DEEDS
  4. TAX MAP NO. 388 CHANCE 2009

NO.	DESCRIPTION	DATE
1	CONVEYANCE TO	10/11/05
2	CONVEYANCE TO	10/11/05
3	CONVEYANCE TO	10/11/05
4	CONVEYANCE TO	10/11/05
5	CONVEYANCE TO	10/11/05
6	CONVEYANCE TO	10/11/05
7	CONVEYANCE TO	10/11/05
8	CONVEYANCE TO	10/11/05
9	CONVEYANCE TO	10/11/05
10	CONVEYANCE TO	10/11/05

STONEMENGE S/S/P  
PLAT CAR: 0 600E 750



STATE OF TENNESSEE  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10000  
GARY ANDREWS

32 ADAM STREET OF  
MARY GALLY PROPERTY  
12500 EARLY ROAD  
DISTRICT 5TH KNOX COUNTY  
KNOXVILLE, TENNESSEE 37922

PAUL COLEMAN ATTORNEY  
9048 EXECUTIVE PARK DRIVE  
KNOXVILLE, TENNESSEE 37923  
PHONE: (865) 564-6088

LYNCH SURVEYS LLC  
SUBDIVISIONS AS-BUILT SITE DESIGN  
1714 LINDA LEE, KNOXVILLE, TENN. 37909  
865-564-0000 FAX: 865-564-2521 WWW.LYNCHSURVEYS.COM

U.S. Department of Transportation  
Federal Aviation Administration

# NOTICE OF LANDING AREA PROPOSAL

Name of Proponent, Individual, or Organization <b>DANIEL J. WOODS</b>	Address of Proponent, Individual, or Organization (No., Street, City, State, Zip Code) <b>12500 EARLY ROAD KNOXVILLE TN 37922</b>
<input type="checkbox"/> Check if the property owner's name and address are different than above, and list property owner's name and address on the reverse.	

<input checked="" type="checkbox"/> Establishment or Activation <input type="checkbox"/> Alteration	<input type="checkbox"/> Deactivation or abandonment <input type="checkbox"/> Change of Status	} OF	<input type="checkbox"/> Airport <input checked="" type="checkbox"/> Heliport	<input type="checkbox"/> Ultraflight Flightpark <input type="checkbox"/> Seaplane Base	<input type="checkbox"/> Vertiport <input type="checkbox"/> Other (Specify)
--	---	------	--	---	--

A. Location of Landing Area							
1. Associated City/State <b>KNOXVILLE TN</b>		2. County/State (Physical Location of Airport) <b>KNOX TN</b>			3. Distance and Direction From Associated City or Town <b>5 MILES NE</b>		
4. Name of Landing Area <b>CHOTO HELIPORT</b>		5. Latitude <b>35° 14' 10.55" N</b>		6. Longitude <b>84° 09' 41" W</b>		7. Elevation <b>1070</b>	Miles <b>5</b>
							Direction <b>NE</b>

B. Purpose			
Type Use <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Private Use of Public Land/Waters		If Change of Status or Alteration, Describe Change	
		<input type="checkbox"/> Establishment or change to traffic pattern (Describe on reverse)	
		Construction Dates To Begin/Began: <b>05/01/06</b> Est. Completion: <b>05/15/06</b>	

C. Other Landing Areas		Ref. A5 above		D. Landing Area Data			Existing (if any)			Proposed		
		Direction From Landing Area	Distance From Landing Area	1. Airport, Seaplane Base, or Flightpark			Rwy #1	Rwy #2	Rwy #3	Rwy	Rwy	Rwy
<b>TYS (IFR)</b>		<b>93°</b>	<b>9.4M</b>	Magnetic Bearing of Runway (s) or Sealane								
				Length of Runway (s) or Sealane (s) in Feet								
				Width of Runway (s) or Sealane (s) in Feet								
				Type of Runway Surface (Concrete, Asphalt, Turf, Etc.)								
				2. Heliport								
				Dimensions of Final Approach and Take off Area (FATO) in Feet			<b>1000'</b>					
				Dimensions of Touchdown and Lift-Off Area (TLOF) in Feet			<b>50' x 50'</b>					
				Magnetic Direction of Ingress/Egress			<b>240</b>					
				Routes								
				Type of Surface (Turf, concrete, rooftop, etc.)			<b>TURF</b>					

E. Obstructions		Direction From Landing Area	Distance From Landing Area	3. All Landing Areas		Description of Lighting (if any)		Direction of Prevailing Wind	
Type	Height Above Landing Area								
<b>TOWER CELL</b>	<b>200'</b>	<b>010</b>	<b>2660</b>			<b>NONE</b>			
<b>TOWER MICROWAVE</b>	<b>753'</b>	<b>250</b>	<b>4985'</b>						

F. Operational Data					
1. Estimated or Actual Number Based Aircraft					
Airport, Flightpark, Seaplane base	Present (if est. indicate by letter "E")	Anticipated 5 Years Hence	Heliport	Present (if est. indicate by letter "E")	Anticipated 5 Years Hence
Multi-engine	<b>25000</b>		Under 3500 lbs. MGW	<b>1</b>	<b>1</b>
Single-engine			Over 3500 lbs. MGW		
Glider					

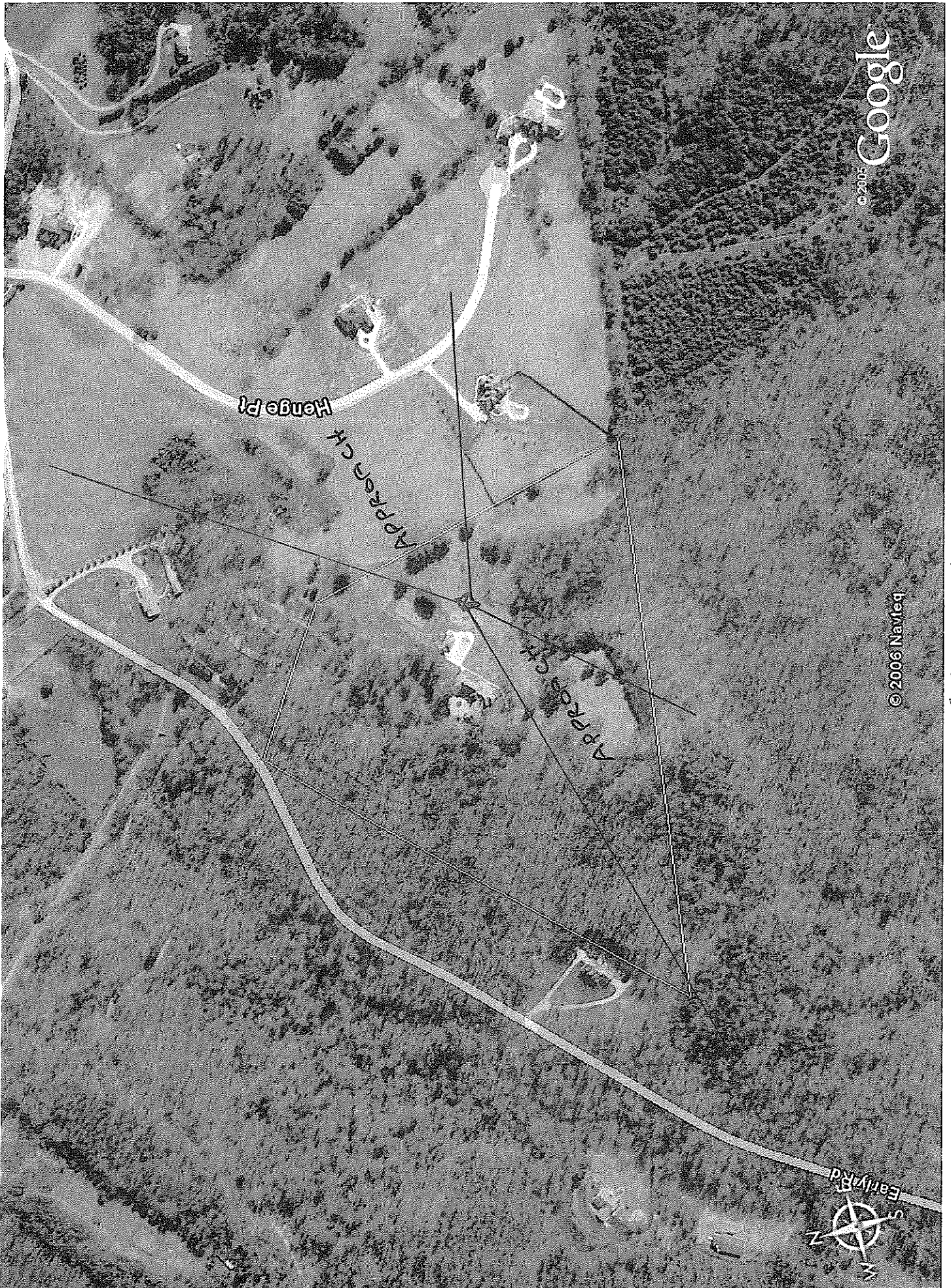
G. Other Considerations		Direction From Landing Area	Distance From Landing Area	2. Average Number Monthly Landings			
Identification				Present (if est. indicate by letter "E")	Anticipated 5 Years Hence	Present (if est. indicate by letter "E")	Anticipated 5 Years Hence
<b>CHURCH # 1</b>		<b>050</b>	<b>2400</b>	Jet		Helicopter	<b>5</b>
<b>CHURCH # 2</b>		<b>280</b>	<b>5170</b>	Turboprop		Ultraflight	
<b>RESIDENTIAL (SEE AERIAL)</b>				Prop		Glider	

3. Are IFR Procedures For The Airport Anticipated <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Within ___ Years		Type Navaid:
H. Application for Airport Licensing		
<input type="checkbox"/> Has Been Made	<input checked="" type="checkbox"/> Not Required	<input type="checkbox"/> County
<input type="checkbox"/> Will Be Made	<input type="checkbox"/> State	<input type="checkbox"/> Municipal Authority

**I. CERTIFICATION:** I hereby certify that all of the above statements made by me are true and complete to the best of my knowledge.

Name, title (and address if different than above) of person filing this notice -- type or print	Signature (in ink) <i>Daniel Woods</i>
Date of Signature <b>FEB 6, 2006</b>	Telephone No. (Precede with area code) <b>(865) 671-2828</b>

3-M-06-4R



TOP OF HILL



STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION  
AERONAUTICS DIVISION  
P.O. BOX 17326  
NASHVILLE, TENNESSEE 37217  
(615) 741-3208  
FAX (615) 741-4959

GERALD F. NICELY  
COMMISSIONER

PHIL BREDESEN  
GOVERNOR

February 3, 2006

Mr. Dan Woods  
12128 Warrior Trail  
Knoxville, Tennessee 37922

RE: PRIVATE HELIPORT

Dear Mr. Woods:

Thank you for contacting our office about licensing of private heliports in the State of Tennessee. Pursuant to your request, please be advised that current Department of Transportation, Aeronautics Division, airport/heliport-licensing regulations do not require that private heliports be licensed by the State. There are certain restrictions on activities that can be conducted on private heliports, which are spelled out in our airport licensing standards. A copy of those standards is enclosed with this letter.

Furthermore, the Federal Aviation Administration (FAA) requires that anyone establishing an heliport throughout the United States complete the form known as, "Notice of Landing Area Proposal" (FAA Form 7480-1). This form can be found on FAA's website: [www.faa.gov](http://www.faa.gov). In addition, they request that you attach a county road map, highlighting the proposed site. Those items should be mailed to the following address:

Federal Aviation Administration  
Airports District Office  
2862 Business Park Drive, Building G  
Memphis, TN 38118-1555

Be sure to indicate on the form that this will be a restricted use heliport. Finally, I would encourage you to check with your local county or city (if applicable) zoning commission for any regulations regarding this matter. Should you have any additional questions, please contact this office.

Sincerely,

Paul A. Perry  
Transportation Planner III

Enclosures



3-M-OC-UR

