

From: schriver <schriver@utk.edu>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 1:42:28 PM
Subject: Re-Zoning Request 8-D-06-RZ

This message is sent in support of the MPC staff recommendation on the re-zoning request by Charles McReynolds on behalf of S & E Properties. I live at 2624 Keller Bend Road, and I am a Board of Directors member of the Keller Bend Homeowners Association. For the reasons outlined in the MPC staff report, in addition to the fact that three other subdivisions are currently in progress on Keller Bend, we feel it prudent for road safety reasons as well as the preservation of the dominant character of our neighborhood that the Metropolitan Planning Commission accept the staff recommendation for no more than one residential unit per acre. Thank you for your consideration.

William R. Schriver
2624 Keller Bend Road
Knoxville, TN 37922

From: <Teenieweeniefarm@aol.com>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 9:21:32 PM
Subject: Re-Zoning Request 8-D-06-RZ

I support the MPC staff recommendation on the rezoning request by S & E Properties.

My property is located at 2331 Keller Bend Road and attaches to the property to be re-zoned. I support the recommendation of one residential unit per acre. The traffic which will be generated from even one unit per acre will put a strain on a road which is already barely able to support the traffic which is the result of the growth of the neighborhood.

Thank you for your consideration.

Bill McReynolds
2331 Keller Bend Road
Knoxville, TN 37922

From: "Hillside Bakery, LLC" <hillbkr@comcast.net>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 10:55:44 PM
Subject: FW: Re-Zoning Request 8-D-06-RZ

> 7 August 2006

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> MPC Director

> RE: file number 8-D-06-RZ to be heard August 10, 2006

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> Dear Ms. Mahan:

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> I am writing as a member of the Keller Bend Homeowners Association Board
> of Directors and as a property owner, along with my husband, Kenneth, at 2825
> Keller Bend Road. We have lived here for over 21 years and care deeply about
> our community, our neighbors, environmental protection, conservation, and
> traffic safety.

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> We strongly support and urge you to encourage the MPC commissioners to
> accept the MPC professional staff recommendation of 1 unit per acre, for all
> the reasons your professional staff stated. Especially of note is the slope
> of this land found on the last page of your staff's recommendation. More than
> 42 percent of the terrain is at a grade of 25 percent or more. Fully
> two-thirds of this land is somewhere between 15 and 42 percent slope. The
> steepness of much of this land requires 2 acres per unit per the zoning
> regulations; therefore limiting the project to one unit per acre is no
> significant hardship, in fact some would consider this a generous allotment in
> light of these steep grade percentages. Our concerns extend to drainage
> problems that might arise if these slopes and the watershed area are not
> protected. In addition, we are concerned about the development's entrance
> sight distance and request you require and enforce an engineer certified
> submittal for approval of driveway entrance sight distance.

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> Finally, we have a commitment to the SW sector plan because many of our
> residents participated in that planning process and concessions and
> compromises were made at that time. Adherence to the provisions for
> agricultural/residential areas on Keller Bend will maintain the dominant
> character of our neighborhood while protecting the watershed and slopes at
> the same time. We respectfully request that you limit this proposal to no
> more than one unit per acre by supporting the staff recommendations for this
> project.

>

> Thank you for your consideration.

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> Patra B. and Kenneth A. Rule
> 2825 Keller Bend Road
> Knoxville, TN 37922-6518