

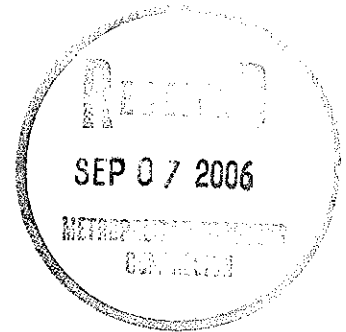
# Tan Rara Oeste Homeowners Association

9-M-06-RZ

Making Tan Rara a Special Place to Live [www.tanrara.org](http://www.tanrara.org)

September 5, 2006

Mr. Mark Donaldson  
Executive Director  
Metropolitan Planning Commission  
Suite 403 City / County Building  
400 Main Street  
Knoxville, TN 37902



RE: 9-M-06-RZ Benchmark Associates - Jack R. Butturini

Dear Mr. Donaldson:

The Executive Board of the Tan Rara Homeowners Association is very concerned about a proposed development on George Williams Road. We agree that this tract should be developed into detached single family homes.

We are **opposed** to the request by the applicant for a density of five (5) dwelling units per acre for this 11 acre tract of land. There are **no residential developments** with a density as high as 5 units per acre anywhere in the Fox Road / George Williams Road area of West Knox County.

Therefore, due to the two cellular towers that are located on the property and extensive land slope, we ask that you recommend to the MPC Commissioners that this tract be rezoned to PR (Planned Residential) and set the density at 1 to 2 units per acre.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Birt".

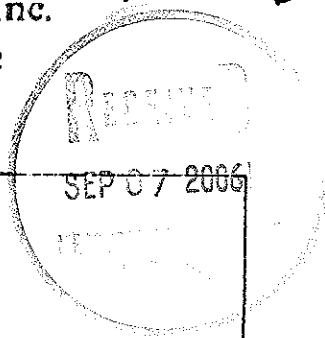
Laurie Birt  
President

10128 El Pinar Drive  
Knoxville, TN 37922

9-M-06-RZ

**Council of West Knox County Homeowners, Inc.**

Representing over 75 homeowner associations with 17,500 homeowners since 1972  
 c/o 10044 Tan Rara Drive • Knoxville, TN • 37922-4139



- Andover Court
- Arbor Creek
- Ashley Oaks
- Augusta Hills
- Autumn Ridge
- Belmont West
- Benington
- Bexhill
- Bluff Point
- Bunker Hill
- Cambridge Wood
- Carrollwood
- Cedar Grove
- Charles Town Ltd
- Chestnut Grove
- Cheto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dunbarton Oaks
- Dutchtown Marbo
- Eagle Glen
- Echo Valley
- Edgewater
- Farmington
- Farrington
- Forest Mill
- Foxboro
- Foxfire
- Gettysvue
- Greywood Cluster
- Gulf Park Civic
- Gulfwood
- Hans Ridge
- Heritage Woods
- Highgate
- Hunting Ridge
- Kams Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lennox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing Nf
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Hills
- Northshore Landing
- Plantation Springs
- Rudder Lane
- Seven Oaks East
- Sevenoaks West
- Sherman Oaks
- States View
- Suburban Hills
- Tan Rara Oeste
- Tierra Verde
- Tooles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross
- Waterford
- Westhampton
- Westbrooke
- Westland - West
- Westshore
- Wheaton Place
- Windermere
- Wrights Ferry

September 6, 2006

Mr. Mark Donaldson  
 Executive Director  
 Metropolitan Planning Commission  
 Suite 403 City / County Building  
 400 Main Street  
 Knoxville, TN 37902

RE: 9-M-06-RZ Jack R. Butturini - Benchmark Associates

Dear Mr. Donaldson:

The Council of West Knox County Homeowners passed a unanimous resolution requesting the MPC Staff propose a maximum density of two (2) units per acre for this development on George Williams Road. We agree that this tract should be rezoned from agricultural into detached single family homes.

The Council is opposed to a density of five (5) dwelling units per acre for this tract of land. The adjoining residential developments do not have a density as high as 5 units per acre. We cannot recall any development within one square mile of this acreage with a density this intense.

Therefore, we ask that you recommend to the MPC Commissioners that this tract be rezoned to PR (Planned Residential) and request the density be set at no more than 2 units per acre.

Regards,

John R. Schoonmaker  
 President

President John Schoonmaker 675 - 6625  
 Vice President Sue Mauer 690 - 0269  
 Secretary Chuck Fleischer 769 - 1356  
 Treasurer Jacki Cash 671 - 6797  
 Parliamentarian Don Caldwell 693 - 2216

Board Members (in addition to officers):  
 Linda Gildner 675 - 5341  
 Edward Langston 539 - 1796  
 Debra VanMeter 690 - 1414  
 John Von Weisenstein 690 - 3944

**From:** <EddieSanford@aol.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 9/7/2006 10:56:10 PM  
**Subject:** RE: 9-M-06-RZ Benchmark Associates, Jack Butturini

actual letter mailed 9-8-06

September 7, 2006

Mr. Mark Donaldson

Executive Director, Metropolitan Planning Commission

Suite 403 City / County Building

400 Main Street

Knoxville, TN 37902

RE: 9-M-06-RZ Benchmark Associates – Jack R. Butturini

Dear Mr. Donaldson,

Our 20 acre farm is across from the Woods at West Valley with approximately 119 homes planned on 48 acres or 2.4 density. Developer Scott Smith requested up to 5 (while he was also about to sell it to the County for a new high school) and your agency approved him with language that seem to set a precedent density in this general area of something closer to 2 units per acre. Scott Smith has displayed poor judgment with his development.

Next door is now the new West Arden by Saddlebrook Development with it's plan of approximately 73 homes on 28 acres or 2.6 density on some difficult slope. They have shown respect to this area.

Sixth Tenths of a mile east on George Williams is the new Emerald Woods apartments by developer Steve Williams who also requested a much higher density and your agency listened to the Statesview Community and encouraged the developer to a much nicer development that shows more respect to our community. There is a pattern of developers seeking unsafe density on our road. Mr. Butturini who is three tenths of a mile west of us now shows similar behavior. I appreciate your agency's more conservative language that came out as a result of recent requests.

My request is that Mr. Butturini be held to a density of 1 to 2 single family homes per acre for the following reasons:

- 1 front slope and terrain maybe the worst on George Williams
- 2 the two towers he allowed on his property require further set backs
- 3 two lane George Williams maybe over developed as is  
(I now have to set out orange cones monthly in the street to mow and clean county easement on the front of my property)
- 4 there are no other residential properties at 5 units per acre on George Williams Road or Fox Road
- 5 it appears Mr. Butturini plans to keep his existing homes

Thank you for your consideration of my request.

Sincerely,

George E. Sanford

9628 George Williams Road

Knoxville, TN 37922 Home 691-6501

Cell 805-5714

