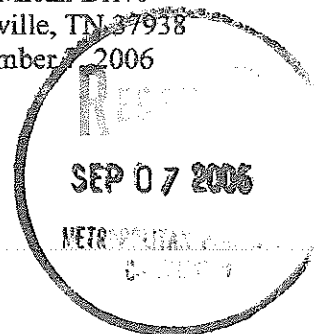


G. Clark Sanders
7911 Micah Drive
Knoxville, TN 37938
September 7, 2006

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



Reference File Number 9-0-06-RZ (MJM Development)

Attn: Ken Pruitt

Dear Mr. Pruitt:

I am writing to express my concerns about the proposed rezoning of this tract on Micah Drive.

1. I am opposed to the proposed plan to build 5 houses per acre. This will result in a complete change to the make-up of the neighborhood.

I would not be opposed as strongly to 2 or 3 houses per acre.

2. Micah Drive is a 25 or more years old street that is deteriorating due to age. It had a seal coat of slurry put on it about 2 years ago that is now gone. The developer should be required to rebuild the street to handle the increased traffic of 35 to 60 cars depending on the density allowed in the rezoning. The developer should also be required to build sidewalks on Micah Drive for the safety of school children since school buses do not run on Micah Drive due to the close proximity of schools.
3. What will be the selling price of the proposed homes? They should not be priced so low as to cause the value of existing homes to fall. This is a common practice of developers that only want to make their profit and get out without regard to what effect this has on the existing residents of an area.

I was startled to see that written comments were due by today. The post card sent to me did not say anything about that time constraint. I would like to see this hearing postponed for thirty days to give the residents time to meet, review the proposal and develop a proposal (perhaps meeting with the developers) that would be acceptable to all parties.

Sincerely,


G. Clark Sanders

9-0-06-RZ

Metropolitan Planning Commission,

I am sending this in regards to a proposed rezoning plan on Micah Drive Knoxville Tennessee 37938. I understand MJM Development has requested to build up to 5 homes per acre on the 6.9 acre tract they recently purchased. All the other homes in this neighborhood are restricted to Agriculture zoning that limits 1 home per acre. I don't feel that should change. Micah Drive is a very small street with no outlet. The traffic that would be created from a development of 30 plus houses would be a nightmare. The road is narrow and has restricted views in areas. Adding just 1 car per home would more than double the amount of traffic already on Micah Drive.

I am not opposed to the development all together, but feel one structure per acre is a very adequate addition. Our neighborhood is fortunate in that we get the occasional deer passing through, we have rabbits that nest alongside the road, we have horses and burros that graze alongside the road. These are the reasons we purchased our home. The influx of people and traffic that the proposed development would bring would drastically alter the area we chose when we purchased our home.

As I mentioned above, Micah is a no outlet street. An addition of 30 plus families would restrict traffic flow. I invite any of you to come to Micah and try to turn onto McCloud Road between 7:00 a.m. and 8 a.m. The view is restricted and more traffic backed up would mean more accidents. Micah Drive is also on the "parent responsibility zone" for transportation to the Middle School and the High School. There are no side walks on Micah, nor on McCloud, so if any of the 30 plus families that moved into the new development have school age children, you would have that many more people trying to enter and leave Micah at the same times every day.

All together there are not even 30 houses on Micah and the adjoining Salome Drive, which is spread over a vast amount of acreage. The crime is nearly zero, neighbor complaints are non existent, and everyone has "their own space". This is in part due to the amount of space between homes. The proposed addition of 30 plus houses on less than 7 acres would inundate the neighborhood.

Thank you for your time.


Ronald and Jeana Vaughn

(9-0-06-RZ)

To: MPC concerning the land rezoning
from Agriculture to Public Residential
on Mical Drive

RECEIVED

SEP 07 2006

Mical Drive absolutely cannot handle
any more traffic flow. The request
by MSM Construction to build 5
single homes PER acre, which could
mean a total of 30, is not feasible.

Only 1 house per acre would be
suitable on 6.9 acres of property.

This would forever change the quiet
country atmosphere for which we
purchased our home.

B. H. and Jane Hodge
7824 Mical Drive
Knoxville, TN. 37938



(9-0-06-RZ) #20

September 7, 2006

Metropolitan Planning Commission
Fax #215-2068

Reference: Rezoning Meeting Scheduled for September 14, 2006 at 1:30

Dear Sirs & Ladies:

It has come to my attention that the very essence that makes Micah so special is being changed due to over development of homes. The reason that attracted my family and I to purchase a home here last year, was the very fact, that Micah offer families with the comfort of a small neighborhood living with a flair of country setting. Our enjoyment of this scenery seems to be disappearing with the building of large communities. Not to mention the ever heavier flow of traffic. I have notice that Halls has been exploding with growth of commercial buildings, while abandoning other commercial structure, as well of growth of over construction of homes. A clear example of this is the development of so many condos constructed right on McCloud, with the sale of still more property for construction of homes, that no longer allow the view of beautiful rolling hills, flowers and nature in the form of wild life, such as deers, chipmunks, wild bunnies, etc, things that we enjoy as a family and as a community on a daily basis. To continue over construction of homes, one on top of the other considering what separates one home from another, is to submit us to the reminder of how much we sacrifice beauty for cement, and over population in certain areas. I beg you to please reconsider and do not allow MJM Construction to rob everyone of what we enjoy in nature. The construction of a few homes is fine, but to cramp in 30 - 40 homes in a small area, will just create congestion, in a small community. We love it here, and would hate to see it all gone. This is the very reasons why we left South Florida because of the over crowding, and with the over crowding comes increase of crime. Please do not let this be the demise of our neighborhood.

Sincerely,

Gerald Ruiz
4300 Salome Lane
Knoxville TN 37938