

2931 West Gallaher Ferry Road
Knoxville, TN 37932
865-691-1139

July 27, 2007



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

7-SJ-07-F

Dear Mr. Donaldson:

My wife and I reside at 2931 West Gallaher Ferry Road, a five-acre tract of land, in Goose Landing Subdivision. It is our desire to give our two children one-acre each (subdivided from this tract) to build homes for their families. The survey work has been completed by Michael Brady Inc.

MPC staff member Emily Dills is bound by Knox County code to reject my request because two additional lots will exceed the maximum limit of driveways connected to a private drive. We respectfully request you to evaluate the following facts, and we seek your approval of a variance to allow my children to build their homes.

- Bruce Wuethrich, Director of Knox County Engineering, will approve variances.
- The private road is paved and wide enough for two full-sized SUVs to pass safely.
- Traffic on this road is minimal.
- There is a full turn around at the end of the road, and it is wide enough to serve large delivery trucks.
- The road is maintained by the neighborhood association. Our association intends to resurface the road within the next 12 to 18 months. Association members have paid dues for this purpose since 1989.
- My five-acre tract has a boundary on West Gallaher Ferry Road. The driveway to my house is actually near West Gallaher Ferry Road.
- A large sign is erected at the entrance which designates the name of the subdivision and house numbers. There are additional house numbers available for the post office.
- Knox County Environmental Services have pre-approved two separate septic systems for each one-acre tract of land. City water is available for these tracts.
- Two new homes will generate additional property tax revenue for Knox County.

Your approval to grant a variance from the Knox County code will be greatly appreciated by me, my wife, our children, and their families, more than you will ever know.

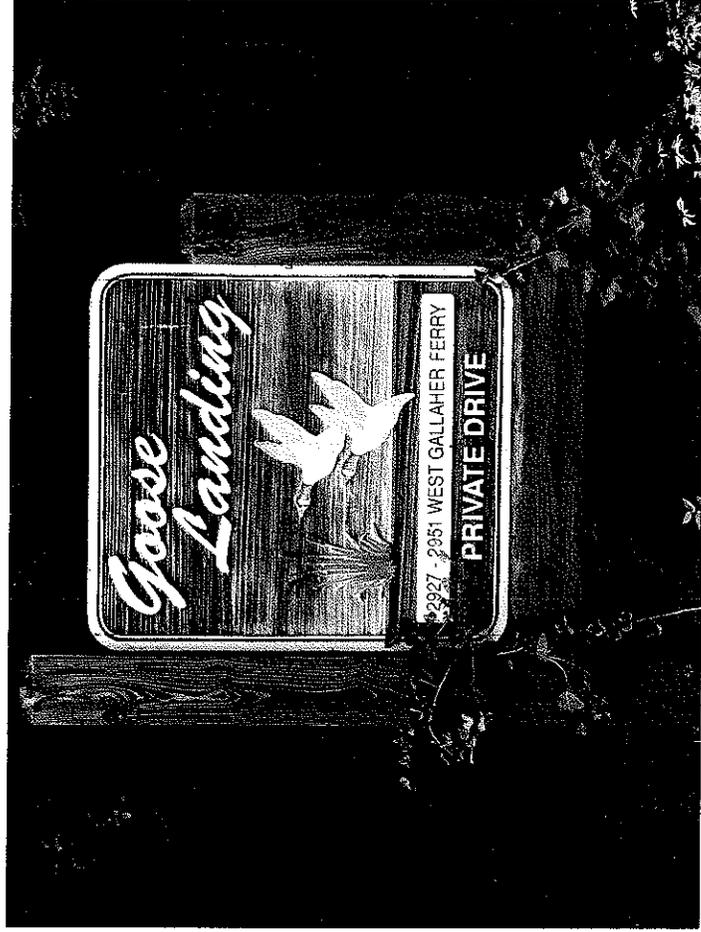
Respectfully yours,

A handwritten signature in cursive script that reads "Sam M. Luttrell".

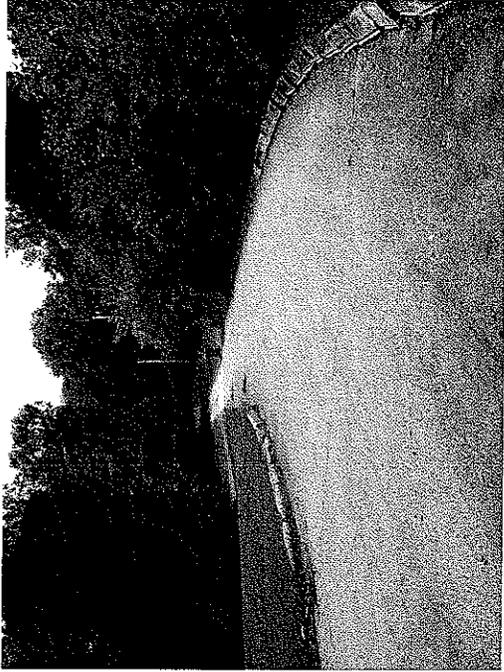
Sam M. Luttrell

Enc. 4
cc. All Knoxville-Knox County MPC Members

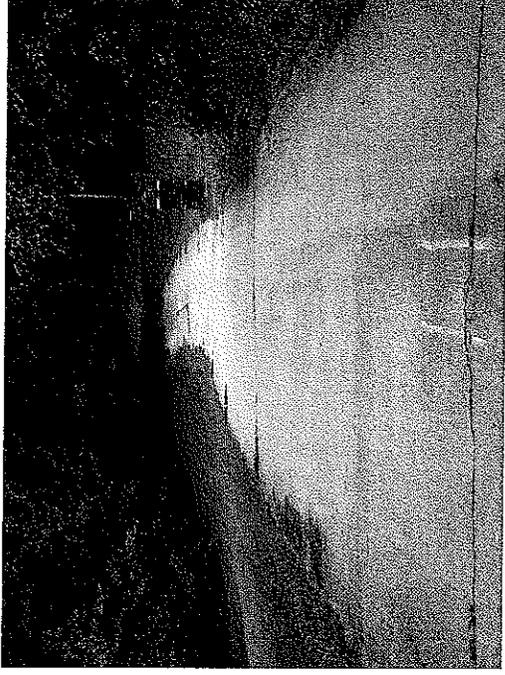
Goose Landing Entrance



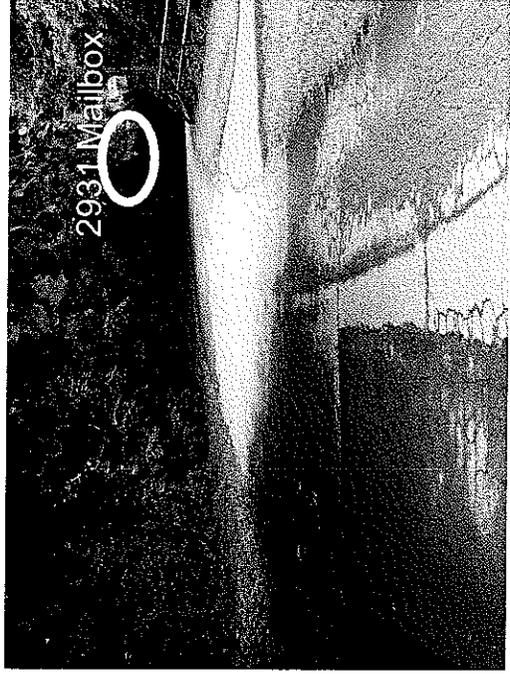
Progression from head of Private Drive to Luttrell Driveway



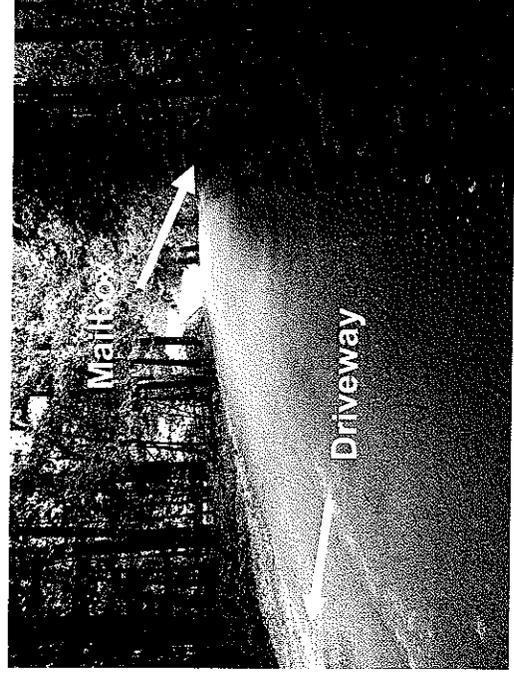
Head of Private Drive



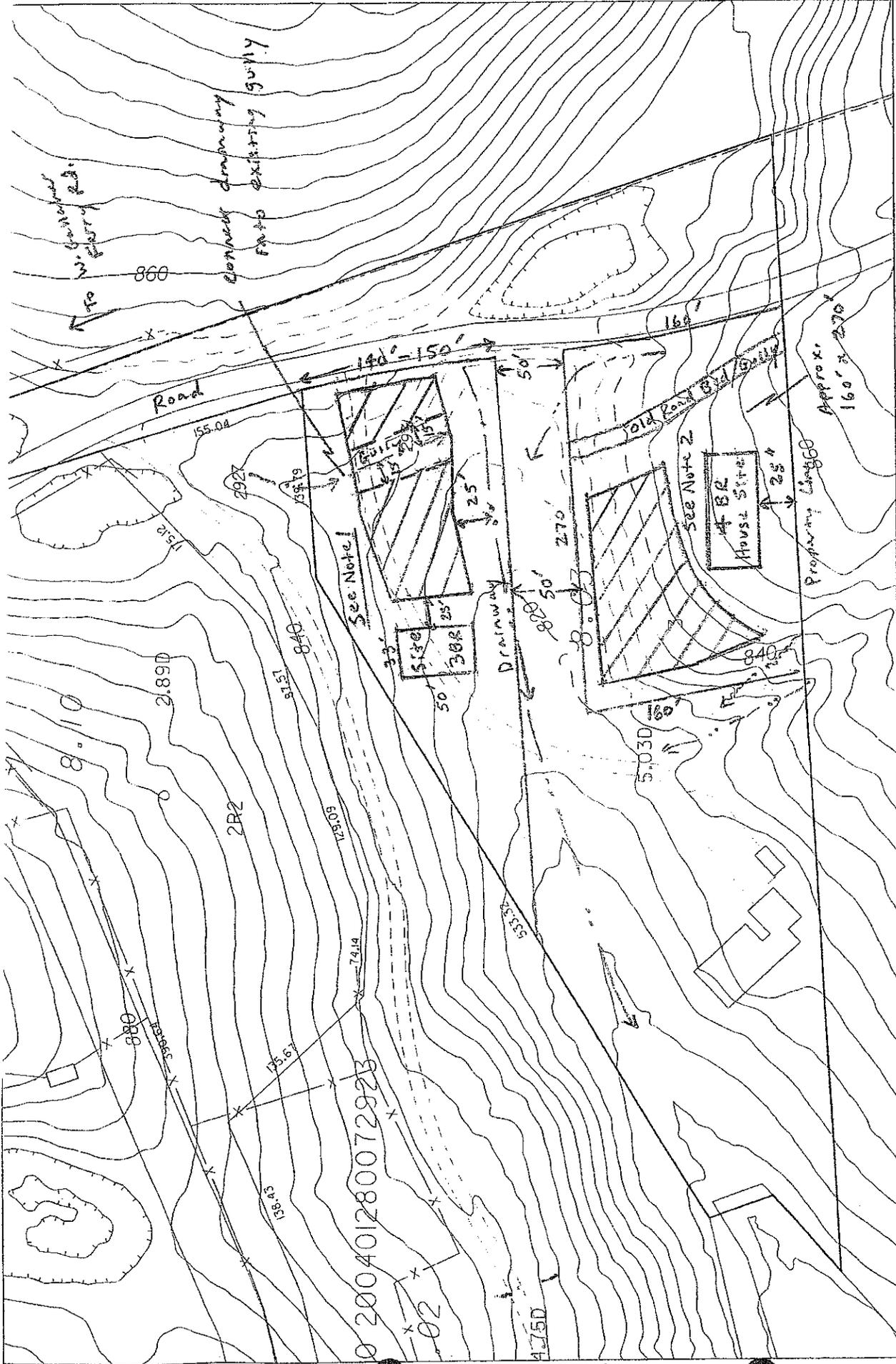
Traveling toward 2931



2nd right 2931



View from 2931 back toward Gallaher Ferry



Note 1 200' setback required from front of house to edge of road.

Note 2 25' setback required from base of house to property line.

Hatched marked areas reserved for driveway only.
Approved for 3 bedrooms, garage, porch and well septic or sewage pump.

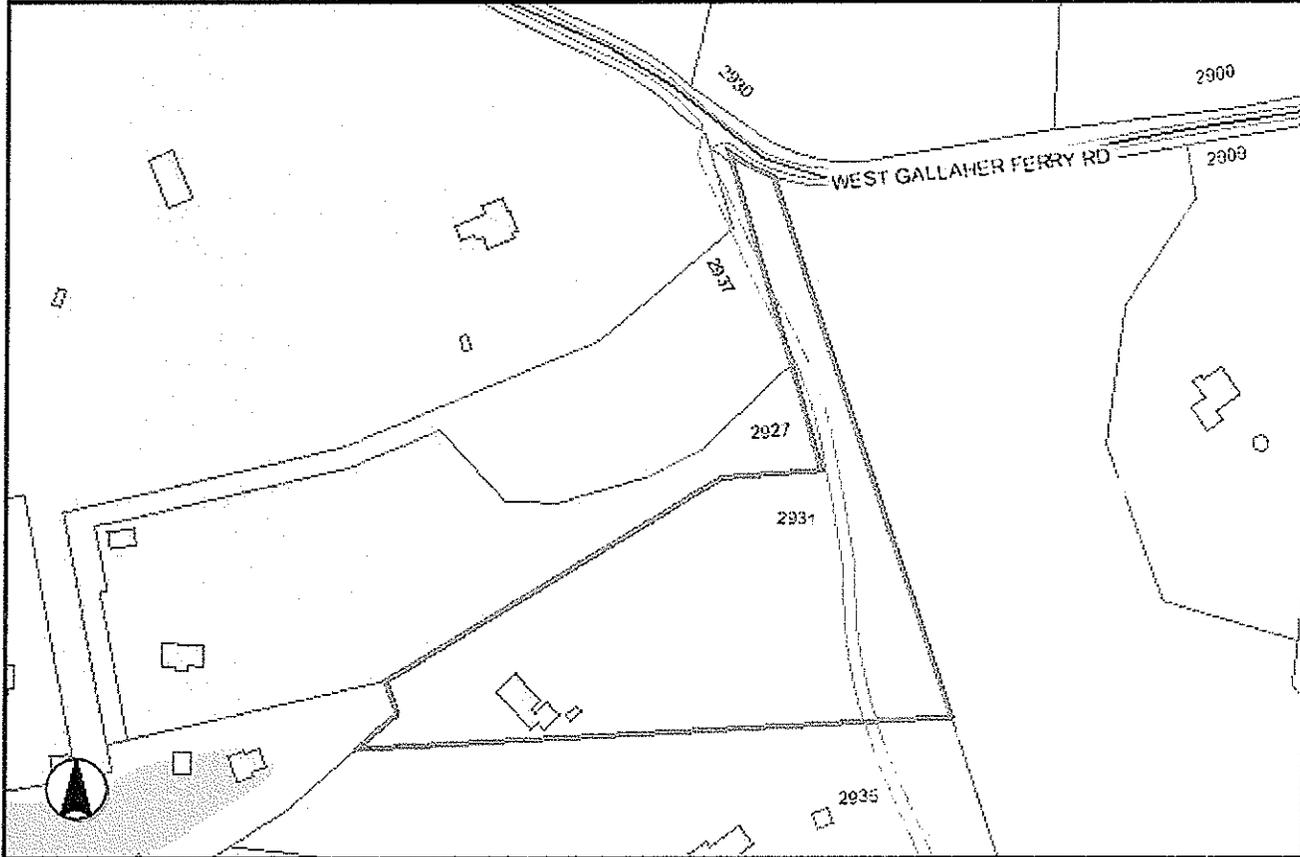
Hatched marked area reserved for driveway only.
Approved for 4 bedrooms maximum (w/ basement).



1" = 100' Printed: 4/30/2007

By: L.A. Ruchoff, R.E.S.
05-08-07

KGIS - Knoxville, Knox County, K.U.B. Geographic Information System



© KGIS 2007

0 241ft

Legend



2927 W. Gallaher Ferry Rd.
Knoxville, Tn. 37932
865-539-1418

August 6th, 2007

Knox County Metropolitan Planning Commission
Suite 403 City County Building
400 Main Street
Knoxville, Tn. 37902

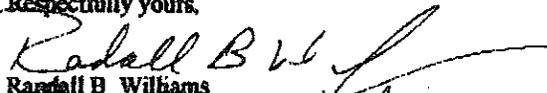
Dear Mr Donaldson,

My wife and I reside at 2927 W. Gallaher Ferry Rd. We are neighbors of Sam and Elaine Lunrell, who have requested to split their 5 acre tract of land to give their 2 children each 1 acre to build homes on. As much as we love them as our neighbors we are writing to ask you to reject their request. We just recently had a new house go up on one side of us and don't want to see another one go up on the other side. We moved to this location 2 ½ years ago out of a subdivision because we didn't want houses right next to us.

There is also a concern with the fact that our road already has 9 driveways and with the addition of 2 more it will exceed the limit for a private drive.

Please consider our concerns when evaluating this request.

Respectfully yours,


Randall B Williams

Denise R. Williams

Lot #3 - Goose Landing
Agenda Item #29

August 6, 2007



Knoxville/Knox County, MPC
Metropolitan Planning Commissioners
RE: Meeting Agenda August 9, 2007
Agenda Item #29
Goose Landing, Re-subdivision of Lot #3

My wife and I reside in Goose Landing on a five acre tract of land located at 2939 West Gallaher Ferry Road. We would like to express our opposition to the re-subdivision of Lot #3, an existing five acre lot in Goose Landing subdivision into three separate lots.

The road does not meet the required standards to serve six or more lots as required by the Minimum Subdivision Regulations. The road is unsafe for two vehicles to pass without one coming to a stop. Also, the road is in need of repair. The Goose Landing Homeowners' Association does not have sufficient funds for repairs and resurfacing of the road at this time. The private road cannot withstand the burden of increased traffic resulting from the additional houses. Construction vehicles would certainly aggravate the poor road condition.

Furthermore, we are concerned about more septic and drain fields coming into Goose Landing since we have excellent quality well water supply.

We would appreciate your vote to remain with staff recommendation and Deny the Variance and Deny the Final Plat.

Respectfully yours,
Steve Lewis
Steve Lewis

Susan Lewis
Susan Lewis

August 6, 2007



MPC Commissioners,

The purpose of this message is to voice my objections to Agenda Item # 29 (Goose Landing, Resubdivision of Lot #3).

Request that you ¹ deny the variance; ² Deny the Final Plat; and ³ Comply with the MPC Staff's recommendations.

My reasons are: #1 The road that services 10 families is not up to County road codes, it needs repair and upgrade. The homeowners association does not have enough money to even patch the potholes let alone widen it enough to allow vehicles to safely pass. Building two new family homes would bring in heavy equipment that would destroy what is left of the road.

The number 2 reason for this request is the lowering of property values for those of ~~us~~ us that currently live on this road.

The number 3 reason is that the building of these two new houses ~~and~~ and their associated sewage leach fields would require the destruction of several large and small trees. Those of us that live in Goose Landing purchased 5 acre lots in the area so that we could get away from the congested areas.

James E. Meador _____ Annette Meador
James E. MEADOR &
ANNETTE MEADOR

2935 W. GARDNER FERRY ROAD
KNOXVILLE, TN 37932

David G. & Elizabeth A. Craig
2943 West Gallaher Ferry Road
Knoxville, TN 37932
865-693-3713



August 8, 2007

Ms. Emily Dills
Metro Planning Commission
Knox County

RE Goose Landing Resubdivision of Lot 3
File # 7-SJ-07-F

Dear Emily

Thank you for your assistance on this project.

We reside at 2943 West Gallaher Ferry Road, Lot 6 in the Goose Landing Subdivision.

The purpose of this letter is to voice our concerns about any proposed development with in the Goose Landing Subdivision. We would not like to see any more development in our subdivision. We are opposed to any lots being subdivided into smaller tracts now or in the future. We like living in an area with open spaces and are concerned about the upkeep of the road in our subdivision.

Sincerely,

David G. Craig Elizabeth Craig by Susan Walker

David G. Craig Elizabeth A. Craig

From: "Wood Hill Farm" <woodhillfarm@worldnet.att.net>
To: <emily.dills@knoxmpc.org>
Date: 8/8/2007 7:08:41 PM
Subject: Agenda Item #29 7-SJ-07-F (Goose Landing)

Knox County Metropolitan Planning Commission

Suite 403 City County Building

300 Main Street

Knoxville, TN 37902

To: MPC

Concerning the request to re-subdivide lot # 3 of Goose Landing Subdivision (Agenda Item #29), I must bring to your attention that I own ALL the property on which the private road fronts West Gallaher Ferry Road. My property is Lot #1-R-1 of Goose Landing, although I do not use the private road at all. Also, by deed my property does not comply with any of the subdivision covenants. This is on all the deeds to all the lots in Goose Landing. My deed, and theirs, only grants Goose Landing Egress and Regress through my property. It is NOT an easement, in order to grant any re-subdivision of any lots in Goose Landing the road must be an indivisible easement to every lot. I will not grant such easement now or in the future. This leaves the subdivision two choices: 1.) Move the road to frontage that is owned by lot #2R-2 (Lloyd and Stacey Jollay) and lot #3 (Elaine and Sam Luttrell) or 2.) To purchase from me the portion of my property the road crosses. I am willing to negotiate a sale but I will not grant easement, as that would compromise the value of my existing property. Five of the nine interested parties are in agreement with MPC's initial denial of the Luttrell's request. Please deny the request on that basis, or inform the homeowners' association informed of my position.

yours,

Bennett

Gallaher Ferry Rd

TN 37932

Respectfully

Melissa B.

3015 West

Knoxville,

CC: <mark.donaldson@knoxmpc.org>