

**From:** "Dan Kuban" <dkuban@comcast.net>  
**To:** <michael.brusseau@knoxmpc.org>  
**Date:** 1/10/2007 8:37:12 AM  
**Subject:** Comment on agenda item 79 on the MPC Agenda for January 11, 2007

To the MPC,

I live in Chestnut Grove subdivision off Carmichael Road. My comment is regarding the rezoning request for property bordering Carmichael Road and Pellissippi Parkway. It is item number 79 on the January 11 MPC meeting agenda and is a request to rezone the land to a planned residential zone, with allowance of up to 12 dwelling units per acre. I am very concerned, since this would add an impossible amount of traffic at the beginning of a narrow road that has already seen two fatalities in the last thirteen months. It's already close to impossible to exit Carmichael onto Pellissippi, and exiting by Lovell is just as bad. The present road and intersection control cannot handle such a drastic increase in traffic. Please do not approve this request.

Dan Kuban

1801 Hickory Glen Rd

**From:** "Dave & Teri Ball" <balldt@comcast.net>  
**To:** <michael.brusseau@knoxmpc.org>  
**Date:** 1/9/2007 7:31:57 PM  
**Subject:** Comment on agenda item 79 on the MPC Agenda for January 11, 2007

To the MPC,

I live in Chestnut Grove subdivision off Carmichael Road. This comment is regarding the rezoning request for property bordering Carmichael Road and Pellissippi Parkway. It is item number 79 on the January 11 MPC meeting agenda and is a request to rezone the land to a planned residential zone, with allowance of up to 12 dwelling units per acre. I am concerned, because that would add a lot of traffic at the beginning of a narrow road that has already seen two fatalities in the last thirteen months. I agree with the staff recommendation that the property be zoned at up to five units/acre as the roads now and in the near future will not support the proposed density.

Thanks,

David and Teri Ball

11111 Oak Hollow Road

Knoxville, TN 37932

Work phone 576-3705

**From:** <pritch.thbr@comcast.net>  
**To:** <Michael.Brusseau@knoxmpc.org>  
**Date:** 1/10/2007 3:51:26 PM

To the MPC:

This comment concerns item 79 on the Jan. 11 MPC meeting agenda, a rezoning request for property bordering Carmichael and Pellissippi Parkway. I am concerned that a rezoning to allow 12 du/ acre would add a lot of traffic at the beginning of a narrow road that has had TWO fatal crashes in the last thirteen months. The STEEPNESS of this road at its INTERSECTION with Pellissippi is an additional hazard in wet weather, that can only be exacerbated by adding a lot of additional traffic (and construction mud) to a road that is VERY marginal, in terms of safety, now.

We live in Chestnut Grove subdivision and use this road on a daily basis.

Thomas E and Brenda N Pritchard  
11219 Oak Hollow Rd  
Knoxville Tn 37932  
691-3892

**CC:** Dave & Teri Ball <balldt@comcast.net>

**From:** <MPJohnson@absconsulting.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 1/11/2007 11:30:10 AM  
**Subject:** Rezoning Request and Use on Review Request (MPC File No. 1-R-07-RZ and 1-E-07-SP)

To MPC Commissioners,

I'd like to voice an opinion on the request for rezoning of property off Carmichael Road. The MPC File No. is 1-R-07-RZ and 1-E-07-SP. I agree with the MPC's recommendations on this property, especially the denial of medium density residential zoning. Medium density residential would be inappropriate for this property. In addition, I agree that the steep slopes must be protected. I urge the MPC to require the developer to (1) include a plan to preserve the trees on the steep slope (i.e., deed restriction to leave the property natural and prevent tree cutting other than dangerous dead trees) and (2) include a buffer area between any development that has greater than 5 du/ac with current homes. I am a resident of Hardin Valley Woods subdivision, which is adjacent to this property to the west. Our subdivision was developed as low density residential (1 du/ac) and homeowners have maintained this by not further subdividing their lots and protecting the trees on the steep slopes by having a deed restriction preventing cutting of trees.

I would like the MPC to request the traffic study done for all of the properties that will connect to the new connector road between Hardin Valley and Carmichael also include traffic from this property AND current traffic on Carmichael. Also, the homeowners for Hardin Valley Woods do not want any roads from this property to connect with Berrywood Drive.

Thank you for your consideration.

Michelle Johnson  
2200 Berrywood Drive  
Knoxville, TN 37932

**From:** "J. Lewis Kinnard" <jlewiskinnard@bellsouth.net>  
**To:** <michael.brusseau@knoxmpc.org>  
**Date:** 1/11/2007 2:59:25 PM  
**Subject:** Agenda Item 79 on the MPC Agenda for January 11, 2007

To the MPC:

I'm concerned with the rezoning request on Carmichael Road, since I live in Chestnut Grove subdivision and pass by this property several times per week. Along Carmichael Road adjoining the property in question there is no place to provide a safe intersection since the property is located on a steep hill and an area of sharp curves, both of which will provide a very short view of Carmichael Road. A significant increase in traffic flow is presently in the works with all the new developments on Yarnell Road which will result in an increase traffic flow before any development of the property in question.

I hope some member of the Commission will look at the site, since a view of a road map will not disclose this problem. We would hope that the Commission would not allow the sort of development that would create a dangerous situation.

Yours very truly,  
J. Lewis Kinnard