

**From:** "REXANA JOHNSON" <johnsonbobandrex@msn.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 6/4/2007 7:33:58 AM  
**Subject:** MPC Agenda Item #6-F-07-UR

ATTN: Kelley Schlitz

Metropolitan Planning Commission

Suite 403 City County Bldg.

400 Main St.

Knoxville, TN 37902

RE: MPC File No. 6-F-07-UR

We request that our letter be included in the MPC agenda package and reviewed by the MPC Commissioners prior to making their decision on this item.

As neighbors of the Use on Review site of 10419 S. Northshore Drive, we ask that MPC deny the proposed development of condos/multifamily dwelling units under a shared roof.

We ask that you assist us in maintaining the integrity of the existing neighborhood which is individual houses on separately deeded lots. This is true for each adjacent side of this building site.

As the record shows, the community has repeatedly expressed its concerns at the multitude of public hearings from May 2006 through the most recent Variance hearing in March of 2007 for this 1.8 acre lot. The neighbors have been consistent in their concerns.

The developer however keeps submitting request after request for changes in direction in their plan --or lack of.

We again want to re-express our concerns:

a.. We request that any development be of separate homes to be compatible with existing homes

b.. We are concerned that condos may be converted to rental apartments--as reported in USA Today by Noelle Knox over 40% of condos are being put back on the market as rentals. Also reported this week in MSN Real Estate by Melinda Fulmer that "the condo market has gone belly up" and that a "flood of unsold condo units return to the market as rental apartments."

c.. We also feel that the large areas of paved surfaces associated with condos will add to a historical water runoff problem area. I suppose our current drought has been a windfall for the developer since they have not had the required regulatory groundcover in place for the past five months.

d.. As stated by the MPC Commissioner at an earlier meeting, the developer is not mandated to build to the maximum density of the zoning of the site and we concur. As the adage states "two wrongs do not make a right". In this case many wrongs. We had hoped that when the MPC sign went up on the site that the developer had truly reviewed the site and reduced the number of homes to match the character of the neighborhood (4 or 5 nice homes on the 1.8 acre plot)-which was disappointedly not the case.

We are here again trying to avoid something being forced upon us that is not complimentary to or desired by the neighbors of this site.

Again we ask you deny this proposal. Thank you. -R.L. Johnson 10643 Sandpiper Ln

**From:** "Liza Wright" <LizaWright@tds.net>  
**To:** <randy@masseyelectric.com>, <contact@knoxmpc.org>  
**Date:** 6/12/2007 11:59:39 PM

ATTN: Kelley Schlitz

Metropolitan Planning Commission

Suite 403 City county Bldg

400 Main Street

Knoxville, TN 37902

RE: MPC File No 6-F-07-UR

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

AGENDA DATE: 6/14/2007

6-F-07-UR

AGENDA ITEM #: 105

We request that this e-mail be made part of the permanent record for agenda item #105.

Neighbors on west and east Sandpiper, and behind the parcel in question (to the east of the property), have signed a petition asking that you to deny the application of James R. White for attached residential development at "Northeast side of S. Northshore Dr., southeast of Sandpiper Ln.," Parcel # 153 L A 007.

Currently Parcel 153 L A 007 is zoned for James R. White to build up to 8 independent residences. Neighbors recently attended the zoning and appeal hearing regarding variance on setbacks for this property (February 28, rescheduled to March). The zoning board upheld the standard 35 foot setbacks, which neighbors uniformly insisted on. Now James White et al have

redrawn their plan, changing the separate residences to attached residential developments. If the housing that the developer planned will not fit on this property with the appropriate setbacks, neighbors feel that he should scale back his development to an appropriate density. The property is not 2.1 acres; it is 1.9 acres as calculated in the Knox County GIS Data Base.

We also continue to be concerned with the developer's lack of regard for the setback against Ms. Sonja Haney's property located at the back of the development. There may not be house roofs within 35 feet, but the plan intends to put a permanent retaining wall and a permanent turn-around road structure up against Ms. Haney's property line. If this is not against the standard setback requirement upheld by the Zoning Board in March, then it is certainly in violation of the setback intent. Neighbors would like to see a 35 foot continuous landscaped buffer there, as is planned for the other two sides of the development.

We also are concerned that because of overbuilding on this small property, that the retention basin becomes a permanent drainage problem. Future drainage problems should not mandate a home owner's association with fees for maintenance of the basin. We feel that it is the current developer's responsibility to create a permanent drainage solution (not permanent problem). It should not be the responsibility of residents-to-be, who may never see this requirement, who may have no understanding of the consequences, and who may not want to pay maintenance fees. Construction and vegetation need to be scaled appropriately for this 1.9 acres that has rather unusual drainage issues. The drainage from this property impacts not only the adjacent Evans property at 10520 Sandpiper, but the Peltier's property across the street, on the north side of Sandpiper, and then the properties on the south side of River Lake.

We are also concerned about the smaller higher density structures proposed here and the fact that young families with elementary school children often buy/rent smaller residences. The current line of sight may not accommodate a school bus stopping at this new street; people who may be coming north on Northshore from Bluegrass toward Sandpiper, do not have appropriate line of sight to stop. At least once a month a car passes the stopped school bus that has its stop sign down and lights flashing, at Sandpiper & Northshore. Almost always these cars are coming from the south over the hill at Bluegrass, toward Sandpiper. There would be more than 200 feet LESS stopping distance at this new street. You cannot discern the hill and line-of-sight difficulty on the County parcel map. It is also not clear if the entrance to Northshore from the new subdivision is clearly visible from

Sandpiper or if it is visible at all from Bluegrass.

FYI This neighborhood is no longer zoned for Farragut High School as was stated in your Use and Review Report.

We appreciate your attention to these concerns.

Sincerely,

Elizabeth and Michael Wright

10652 Sandpiper Lane

Knoxville, TN 37922

**CC:** "REXANA JOHNSON" <johnsonbobandrex@msn.com>, "fred/peggy bright" <frogcol@earthlink.net>, <kathye4778@hotmail.com>, <shaney@charter.net>, <bwinston300@earthlink.net>, <rick@diesaldhp.com>, <hal777isolve@yahoo.com>, <dona!dxiques@charter.net>, <rachelxiques@charter.net>, <leutholdc@tds.net>