

June 7, 2007

MPC
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

RE: File # 6-L-07-RZ (Alex Pulsipher)
Application Type: Rezoning A to PR
Proposed Use: Detached Residential
Location: East side Bales Road, South of Curtis Road, North of Kodak Road



Dear Planning Commission:

As property owners of 10 ½ acres (2148 Bales Rd), which is adjacent to the above referenced property of Alex Pulsipher, we have concerns about the proposed zoning change.

We purchased our property to get out of the rat-race, away from subdivisions, and retire in a quiet country setting. Bales Road off of Kodak Road provided the serene community we were looking for. My husband was born and raised in Johnson City, TN and the Kodak community brought him back home to TN.

With no building plans available to review how Mr. Pulsipher wants to change Bales Road, how can we support this zoning change?

A call to the planning department on June 5, 2007 revealed that Mr. Pulsipher wanted to subdivide his 70-acre parcel into seventy one-acre homesites. However a call to Mr. Pulsipher indicated a plan to create clusters of 30 homes, a clubhouse and a sustainable waste water treatment facility.

Either way, how can Bales Road handle the additional vehicle traffic that will be created by approving the rezoning in support of Mr. Pulsipher's plans? Should Knox County and the taxpayers be expected to carry the financial burden to widen Bales Road and Kodak Road to accommodate an additional increase of 70+ vehicles on a daily basis?

With the possibility of 70 homesites, there will be a huge increase in the number of school children walking to bus stops along the narrow roadway of Bales Road, which will be a definite safety issue to these children.

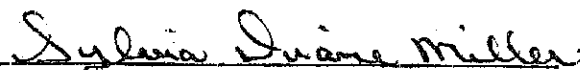
The current homesites along Bales Road reflect a community that is comfortable with 5-10 acres tracts with single dwellings. Our wish is that Mr. Pulsipher does not disrupt this peaceful country setting with sub-division type homesites that are totally out of character for Bales Road.

We register our opposition to this proposed zoning change.

Sincerely,


Marshall E. Miller

and


Sylvia Diane Miller

From: Anne Wallace
To: Betty Jo Mahan; Buz Johnson; Mark Donaldson; Mike Brusseau
Date: 6/13/2007 3:13:51 PM
Subject: Fwd: RE: Thursday - June 14, 2007 Rezoning Meeting; Agenda Item # 87 - Alex Pulsipher; District 8

Thought you all might want to pass this on to the Commissioners - glad to see support for "appropriate" development coming from the FBPA.

Thanks.

Anne

>>> Elaine Clark <eclark@nxs.net> 06/13 1:58 PM >>>
Knoxville/Knox County Metropolitan Planning Commission
City/County Building
Knoxville, Tennessee

As the president and spokesperson for the French Broad Preservation Association, I represent over 200 caring families working to preserve and enhance the French Broad River Corridor and its surrounding communities for future generations.

I am writing to you concerning the 70 acres on Bales road scheduled to be rezoned by Mr. Alex Pulsipher from Agricultural to Planned Residential. Mr. Pulsipher met with our group this month and our organization was impressed with his vision for this property. We support this low impact concept as long as Mr. Pulsipher and the MPC follow the 5 conditions that are recommended by the MPC staff. We do not support rezoning the tract to 70 dwellings since this is not what the owner has requested.

Mr. Pulsipher's intent is to use Conservation Development principles to build a maximum of 20 to 30 homesites in several cluster areas on the 71 acres with a large portion of the property as common area and a design that will respect the natural lay of the land. The French Broad Preservation Association asks that the MPC respect the owners request and rezone to at least 1 dwelling per 2.5 acres.

Conservation Development can raise the value of the property by 10 percent and resell can bring a 20 to 30 percent premium. Along with the lower cost of per capita infrastructure costs associated with Conservation Development this is a concept that the county needs to support. We also ask that the MPC move quickly to develop conservation subdivision standards and regulations that will encourage other developers to embrace these concepts. These requests are in support of the Knoxville-Knox County General Plan's Agenda for Quality Growth. If we follow this plan—that has been adopted by Knoxville and Knox County—and work together, we can Develop a Strong

Economy and Respect and Nurture Our Heritage Areas.

The French Broad Preservation Association is an advocate for a balance of planned growth that conserves, preserves and enhances the rural agrarian culture and lifestyle of a diverse and vibrant community while sustaining a strong sense of place. We ask the MPC to work with us to help build and protect our community. The French Broad River Corridor has been recognized by Knox Heritage as the second most endangered place in Knox County. It is important for both our organizations to look for new ways to preserve and enhance this most important asset.

Thank you for your consideration.

Elaine Clark

President, French Broad Preservation Association