

**From:** "Sims, Jeffery W (SI4)" <SI4@bechteljacobs.org>  
**To:** <contact@knoxmpc.org>  
**Date:** 6/5/2007 7:53:13 AM  
**Subject:** Opposition to the proposed Subdivisions in the Northshore and Choto Road area in Knox County

MPC,

- > Please consider my vote against the proposed number of lots in the proposed
- > subdivisions at the intersection of Harvey and Choto road in west Knox
- > County just north of Northshore Drive AND the new subdivision on the
- > Pratter farm at the rodeo. The area is currently being "Way" over
- > built/developed not to mention the traffic is horrible out there. The
- > bridge along Northshore is under construction and Evans Road is closed!!!
- > ...not to mention the bridge is closed at Virtue Road and the road to
- > Anchor Park!! The schools are overpopulated in Farragut and I don't see a
- > long term solution in the works. Please side with the current residents in
- > this area and reduce the number of homes per acre. The developers ask for
- > twice or three times what they really want to get what they want. Please
- > keep the number of homes at 2 or less per acre.
- >
- > Thank you
- > Jeff Sims
- > (Choto Bend resident)
- >
- >

**CC:** "Sierra Sims" <5alive@charter.net>

**From:** Betty Jo Mahan  
**Subject:** Fwd: RE: Montgomery Cove Homeowners Association Letter

June 6, 2007

Mr. Mark Donaldson, Executive Director  
Mr. Ken Pruitt, Assistant Manager  
Mr. Tom Brechko, Subdivision & Development Plan Review  
Knoxville - Knox County Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Dear Sirs:

(Please note that these comments are in reference to the West Knox County development of the Jefferson Creek Subdivision on the former Prater Farm property off Northshore Drive.)

The Montgomery Cove Homeowners Association (MCHOA) is in dialogue with the developer of the property, Scott Davis of Messana Investments to reach an acceptable agreement for both parties in advance of the June 14 MPC meeting. However, in light of the fact those discussions with Mr. Davis, although scheduled, have not taken place and have not been concluded and in order to meet the deadline for submission of materials for inclusion in the commissioners packets, we respectfully submit the following comments/considerations in advance of the June 14 MPC meeting. We want to reiterate our desire to reach a positive understanding with Mr. Davis.

- The most recent concept plat for Jefferson Creek viewed by MCHOA shows a greater than 2.5 homes per developable acre density. This density does not appear to coincide with the recent MPC ruling. Specifically, Montgomery Cove residents remain concerned about the density of Block F of Jefferson Creek, which is on average at a higher density than the 2.5 homes per acre average of the subdivision. With respect to Block F, we would ask MPC to consider whether this block's zoning reflects the spirit of the zoning approval from the May 10, 2007 MPC meeting. By way of an example, we would ask MPC to consider the development approach to The Livery subdivision plan, which was adjusted to take into consideration the density of the adjoining subdivision (The Woods at Montgomery Cove) as its concept plans were developed.

- MCHOA would request that the Jefferson Creek developers ensure that water runoff from the new neighborhood be addressed in a way that it does not adversely affect already serious flooding/safety issues for property of Montgomery Cove Homeowners.

- MCHOA would request that MPC designate the already-existing 35-foot setback as a "no-clear green space" to preserve a small section of the

mature forest separating our subdivisions, to prevent flooding and to preserve some small area of natural habitat and mature trees. This would embrace the sustainable development suggestions in the Knoxville - Knox County Tree Conservation and Tree Planting Plan which was formerly adopted by the MPC at the May 10, 2007 meeting. We also believe that this would enhance the value of the Jefferson Creek lots at the same time that it preserves the value of the Montgomery Cove homes which adjoin the subdivision.

- It is our understanding that should the developer agree to the above, MPC would still need to designate the areas a "no-clear green space" to protect the forested buffer from future clearing from builders. We would respectfully request at this time that the MPC make this designation. Our request was outlined in writing and verbally at the previous MPC meeting and it was recommended by MPC that we reiterate this concern at the June 14 meeting which MCHOA plans to do.

- MCHOA remains interested in the plans for the Jefferson Creek common/amenities area and reserve the right to comment on the potential impact to our neighborhood's common area at future hearings on this property and its development.

Finally, we would ask MPC to address the impact of this new and large subdivision on traffic and safety to the area. There has been a great deal of discussion and concern, not only in Montgomery Cove, but also in many of the neighborhoods in our area on these topics. Concern centers on the rapid and seemingly unconstrained growth in the area. The impact of the increased vehicular traffic concomitant with the increased construction has already resulted in numerous serious accidents on Northshore Drive -- one serious accident as recently as two weeks ago -- at or near the entrance to our neighborhood. Our concern is that this rapid growth is occurring at a time when the county has reduced funds for both traffic and school population management in this area. We believe the MPC has a responsibility to manage the growth of Knoxville and Knox County in a sustainable, manageable and safe way that protects and preserves our natural resources and the residents who live in our communities.

Sincerely,

Anne Cherney  
President, MCHOA

Richard Consoli  
Board Member, MCHOA

Cc: Mr. Scott W. Davis, Messana Investments

**From:** "Martha Armstrong" <m.armstrong@tds.net>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 6/6/2007 4:56:00 PM  
**Subject:** Letter from Montgomery Cove Home Owners Association

Dear Mr. Donaldson:

Attached is a letter from the Montgomery Cove Home Owners Association relative to the development of the former Prater farm off Northshore Drive, now designated at Jefferson Creek, which property abuts Montgomery Cove. It is our understanding that this property will be discussed again at the upcoming Metropolitan Planning Commission meeting on June 14, 2007. We respectfully request that a copy of this letter be included in the informational packets sent to the commissioners in preparation for this meeting.

Thank you.

Martha C. Armstrong

Martha C. Armstrong

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**CC:** "Richard Consoli" <rconsoli@innovativecontrols.com>, "Anne Cherney" <cherney5@charter.net>, "Neil Schmitt" <neil.schmitt.gbx9@statefarm.com>, "Schmitt, Elizabeth J." <Beth.Schmitt@alcoa.com>, "Beth Hamil(h) (E-mail)" <bethhamil@tds.net>

**From:** "Sandy Wood" <swoodtn@charter.net>  
**To:** <contact@knoxmpc.org>  
**Date:** 6/8/2007 9:56:57 PM  
**Subject:** Opposition Agenda Item # 20 - Mesana Investments, LLC

TO KNOX MPC AND THE MPC COMMISSIONERS:

We are concerned about the development of the of the Prater Farm Property, that is now known as the proposed Jefferson Creek Subdivision on the concept plan that has been submitted for approval by Mesana Investments, LLC and Scott Davis. Agenda Item # 20, MPC meeting scheduled on June 14, 2007

The Issues that concern us are:

1. The volume of traffic that Northshore Dr. currently handles and what the traffic situation will be with the high volume of development in this area. It has become exceeding more dangerous for the residents of Montgomery Cove to turn left out of our subdivision onto Northshore Dr. because of the traffic and especially during peak driving times.
2. The density of development that is on the Concept Plan of the subdivision, Block F, which adjoins our property in Montgomery Cove (lot # 14R) appears to exceed the 2.5 homes per developable acre approved by MPC on May 10, 2007.
3. The mature forest that separates our subdivisions and the possibility that these very mature trees might be removed. If the trees are removed, it could cause erosion of the soil and flooding problems. We have substantial drainage issues with heavy rains. May I reference page 43 of The Knoxville-Knox County Tree Conservation and Planting Plan that was approved by MPC on May 10, 2007.

Thank you for the opportunity to express our opinions and concerns regarding this matter.

Jerry H. and Sandra L. Wood  
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Knoxville, TN 37922  
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