

From: "Elmo Flory" <deflory999@comcast.net>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <cole5137@bellsouth.net>, <rebeccalongmire@hotmail.com>, <npavlis@chartercom.com>, <wstowers@stowerscat.com>, <mark.donaldson@knoxmpc.org>
Date: 11/12/2008 1:11:19 PM
Subject: Application file# 11-B-08-SP and 11-F-08-RZ

Ladies and Gentlemen:

I am writing to voice my opinion regarding the subject cases.

I am a resident of the Harrison Springs subdivision, with a lot (# 37) adjoining the subject property.

I would like to voice my strong objection to the rezoning request, which allows unrestricted MDR on that site.

The staff recommendation, dated 11/3/2008, page 67-2, suggests allowing MDR with no more than 6 du/ac. Approving this recommendation should be a worst-case solution, with LDR being a much more logical outcome.

While I appreciate and respect the property owner's right to build whatever he chooses on his own property, I also recognize and respect that zoning ordinances and regulations are in effect to protect the values of nearby property owners. The property owner has the right to try to amend the current zoning, and I have the right to oppose the proposed amendment. While I understand that it is inevitable that the property will be developed someday, it does not logically follow that the property should be rezoned to a purpose that does not fit the topography of the location or the ambiance of the current residents of Schaeffer Rd, Thompson Rd, and the surrounding communities.

The subject property is not contoured to allow the placement of that many units of housing without the appearance of overbuilding. The infrastructure cannot absorb the additional traffic at the intersection of Hardin Valley and the Pellissippi Parkway without major disruptions to the residents of the current LDR neighborhoods (drive westbound on Hardin Valley at the Pellissippi intersection at rush hour and see for yourself)! The schools would be asked to absorb the additional students at a higher density than if the HDL request were not approved. The simpler, slower, less-congested aspect of the community would be compromised, and for what? The only winner appears to be Continental Properties, a Wisconsin-based company, which has no apparent ties or loyalties to our community. I do recognize that the current owner would probably receive less of a windfall in sales price without the HDL, but that is what zoning is all about...preventing damage to the entire community in return for a greater profit.

My reaction to the request signed by Mr Miller (of Continental Properties) is exactly the same as I would expect Mr Miller to react if a Knoxville-based company wanted to build 346 apartments in his back yard in Wisconsin. I would expect him to oppose any such request, just as I oppose his, and I ask you to do the same.

Thank you for taking the time to read this long petition, and to understand my opinion.

D E Flory
2004 Fall Haven Ln
Knoxville 37932
deflory999@comcast.net

From: "Lisa DeMoss" <ldemoss5@gmail.com>
To: <mark.donaldson@knoxmpc.org>
Date: 11/12/2008 12:08:03 PM
Subject: Proposed Apartment Complex

As a resident of Harrison Springs Subdivision I would like to express my opposition to the proposed planned development of 346 apartments to be located directly behind our home. We purchased our home in June after looking at approximately 40 other homes in the area. We choose this home primarily because of the location and privacy of the lot and large back yard. We felt it would be a quiet location and provide a safe area for our child and pet. This also seems to be an area that is excelling in a down real estate market. We feel that the proposed apartments will decrease our property value, effect the quiet quality of life we currently enjoy and propose a potentially unsafe environment for our families. We are asking that the proposal for this complex be denied. We do understand that the current property owner should be able to sell this land but we ask that it remain a commercial zoning and be considered for an office complex.

Thank you in advance for your consideration in this matter.

Kindest regards,
Lisa DeMoss
Resident of Harrison Springs Subdivision

November 11, 2008

Good morning Commissioner Donaldson,

I am a resident of Harrison Springs Subdivision and writing you concerning File 11-B-08-SP involving Continental 253 Fund, LLC and the possibility of an apartment complex being built directly behind our subdivision.

I am opposed to this apartment complex being built for a number of reasons. First of all, I don't want any additional traffic in our area. This complex would add a minimum of 346 cars on Hardin Valley Rd on a regular basis. In addition, with the current housing market, condos as well as apartment complexes have many vacancies, which makes a new apartment complex totally unnecessary.

Secondly, I am concerned about the privacy and property value of the owners whose back yards would be bordering on the complex. No, that would not be acceptable to me, even if the landscaping was created to "separate" the subdivision from the apartment.

Thirdly, I love the natural environment of trees, mountains and fresh air. I really don't want to see one more area developed as commercial progress when it is not necessary.

I understand that this current property has not been purchased (by the apartment developer). I would love to have "free space". If this is not possible, I would prefer to have an office business complex (limiting traffic to M-F) than an apartment complex.

Hunter Harrison, our subdivision builder, will be representing our complex at the 1:00 meeting on Thursday, November 13th. He urged each one of us to write/call you with our thoughts and concerns. I hope that you vote in favor of our subdivision.

Thank you for your time in reading this letter.

Sincerely,

Jan Maskariniec
10428 Harrison Spring Lane
Knoxville, TN 37932

From: Buz Johnson
To: Betty Jo Mahan
Date: 11/13/2008 8:44:03 AM
Subject: Fwd: Oppose MPC proposal file # 11-B-08-SP and 11-F-08-RZ

>>> "Mike Mathis" <mmathis@nxs.net> 11/12/2008 5:59 PM >>>
Please oppose Metropolitan Planning Commission proposal file # 11-B-08-SP and 11-F-08-RZ: A 346-unit apartment complex. The quiet rural area is not appropriate for the increased traffic from the great increase in population density, particularly the intersection of Schaeffer Road at the Pellissippi Parkway on ramp - an already dangerous intersection. The property values of the very many private homes in the surrounding area will be impacted negatively, and the alteration to the rural landscape that a development of this magnitude would bring is undesirable. The area is serviced by Karns Volunteer Fire Department and they do not have equipment needed to fight fires in this type of buildings.

From: "Przewrocki, Kevin MSgt USAF ANG ANGTEC/AMS"
<Kevin.Przewrocki@ang.af.mil>
To: "anders@holstongases.com" <anders@holstongases.com>,
"tbenefield@benefieldrichters.com" <tbenefield@benefieldrichters.com>
Date: 11/11/2008 9:41:04 AM
Subject: Thursday 1:30pm MPC Public Hearing

Gentlemen,

I took an oath and pledged to protect our country, whether it is my property or yours.

Please vote NO on file numbers 11-B-08-SP & 11-F-08-RZ. There will be land-owner representation at the hearing to support the Commission's NO vote. Thank you for your time.

Master Sergeant Kevin Przewrocki
Education & Training Manager
United States Air Force
McGhee Tyson Air Base, TN
And land-owner in Harrison Springs Sub-Division - District 6 (south of Hardin Valley Road)
DSN: 266-3826
COMM: (865) 985-3826

CC: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

From: <larrynretinger@comcast.net>
To: <tbenefield@benefieldrichters.com>, <anders@holstongases.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <cole5137@bellsouth.net>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <rebeccalongmire@hotmail.com>, <npavlis@chartercom.com>, <wstowers@stowerscat.com>, <md4ktn2u@aol.com>, <mark.donaldson@knoxmpc.org>
Date: 11/10/2008 10:28:18 PM
Subject: Vote NO to MPC file #s 11-B-08-SP and 11-F-08-RZ on Nov. 13th

VOTE NO on MPC File #s 11-B-08-SP and 11-F-08-RZ

Vote NO to the development of a 346-unit apartment complex to be built between Schaeffer Road, Hardin Valley Road, and Thompson Road. A development firm from Florida is going before the Metropolitan Planning Commission on Nov. 13th to approve this development (agenda item 67).

As a resident of Hardin Valley, I am asking you to help defeat this development for the following reasons:

1. This development will be detrimental to traffic patterns entering and exiting Pelissippi Parkway and will increase congestion on Hardin Valley Road
 - o Conditions in this area are already hazardous due to the intersection of Schaeffer Road with the entrance/exit ramp of the Pellissippi Parkway North
 - o This intersection is in close proximity to a 90 degree turn and short merging lane to enter Pellissippi Parkway North, further increasing the danger.
 - o The only way to exit Schaeffer Road onto Hardin Valley Road is by way of the Pellissippi Parkway exit ramp. This ramp is often backed up into highway traffic at peak traffic times.
 - o The addition of this large number of residents will significantly increase traffic on Hardin Valley Road itself, which cannot manage this surge of additional traffic.

2. Property Values in Hardin Valley will decrease as a direct result of this development
 - o Hardin Valley prides itself as a quaint suburban area with many sprawling well maintained subdivisions which blend with the landscape and maintain the rural feel
 - o A development of this magnitude will alter the rural landscape and forever change the atmosphere of this area

3. Our new schools will be inundated with the arrival of a vast number of students and will not be able to sustain the volume
 - o Classes will be overcrowded
 - o Appropriate staff will not be immediately available (and may never be)

Please help stop this outside development from coming into our community and changing it forever. Vote NO to these proposals on November 13th!

11-B-08-SP

11-F-08-RZ

Thank you for your time and service,
Larryn Retinger

CC: <larrynretinger@comcast.net>

From: <stooks01@comcast.net>
To: <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <cole5137@bellsouth.net>, <s.johnson692@gmail.com>, <rebeccalongmire@hotmail.com>, <npavlis@chartercom.com>, <wstowers@stowerscat.com>, <mark.donaldson@knoxmpc.org>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <makane1@bellsouth.net>
Date: 11/13/2008 10:45:03 AM
Subject: 11/13/08 Commission Meeting Rezoning Proposal

MPC:

My name is Bradley Stooksbury. My wife and I are residents of Harrison Springs subdivision on Schaeffer Road in West Knoxville. I am writing concerning the proposed rezoning of property adjacent to our property. The reference numbers are 11-B-08-SP and 11-F-08-RZ and the requested rezoning would allow for high density residential development on the property. I would like to express my concerns regarding this rezoning for consideration at your planning meeting today.

My wife and I purchased our property because of its location. The area is growing, convenient to the interstate and shopping, and zoned for the new Hardin Valley schools. The property directly behind our property currently is a large piece of land with one residence. We were not so naive to think it would never be developed, but assumed it would not be a dense development, with the most likely use being another residential subdivision. Our assumption was somewhat confirmed by the zoning for this particular parcel; however, we do know that zoning can be changed.

Obviously, we have personal concerns for a dense residential development being adjacent to our residence; however, we understand the Commission is not likely swayed by personal preferences when it comes to rezoning, so I will spare you from reading our list. However, I would like to point out some other issues related to this potential rezoning:

First, the proposed development contains 346 multi-family units. Although the property is several acres in area, many of the acres are sloped and not available for development. This will seem to make the structures either highly compacted, or result in the structures being build on top of one-another, several stories high. Either does not seem to lend itself to the specific area in which it will be built.

Second, construction of a 346 multi-family unit complex will result in an enormous population increase. This population increase would result in strain on the already stressed schools system in the Hardin Valley area, and likely result in additional school rezoning. Given the difficulty the school board has had with the recent rezoning, allowing a large unplanned population increase (unplanned in the sense that it was not zoned for this type of dense residential development) would not seem to be in the best increase of our county government.

Finally, the 346 multi-family unit complex will result in substantially more vehicle traffic in the area. The Hardin Valley area is growing rapidly, both with commercial and residential construction. The current infrastructure is not going to be adequate to support the construction currently underway. Both the Hardin Valley, and Lovell Road on-ramps to the Pellissippi

Parkway already seem to be inadequate. This development will also likely add considerable traffic to Schaeffer and Thompson Roads, roads not built for large amounts of traffic. Allowing this huge development in this specific area will only put a larger burden on an already strained road system. This burden will be felt for years as there seem to be no current improvement plans in place, and even if there are plans, it will be years before the improvements are actually complete.

We trust your decisions will be made with all factors considered, but request that you deny this specific rezoning request. It seems this specific property would not be the best location for a high density residential complex given the current infrastructure and the fact that there are already high density developments under construction on the West side of Hardin Valley Road.

Unfortunately I will not be able to attend your meeting today, but thanks for taking the time to read this email and consider our concerns. Thanks too for serving our community in your capacity on the MPC.

Sincerely,

Bradley Stooskbury
2000 Fall Haven Lane
Knoxville, TN 37932
stooks01@comcast.net

From: <williams9570@bellsouth.net>
To: <mark.donaldson@knoxmpc.org>
Date: 11/9/2008 9:40:48 PM
Subject: Meeting This Thursday

November 9, 2008

Mr. Mark Donaldson, MPC Executive Director
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Dear Mr. Donaldson,

This Thursday your Metropolitan Planning Commission will meet to discuss the rezoning of a property east of Iron Gate Blvd, east of Schaeffer Road, and south of Hardin Valley Road. This property borders my back yard in Harrison Springs. One of the reasons I chose my house was because it had a beautiful private backyard. I realized that eventually the land behind my house would be developed, but assumed that it was to be commercial property, perhaps an office complex.

However, I understand that your board is reviewing a request to allow a 346 unit apartment complex. My home is on lot 33 and appears to be the closest home in the neighborhood to the proposed development. For this reason, I am obviously opposed to an apartment complex. Having dozens of apartment balconies hanging over my backyard would not only would be a terrible invasion of privacy, but it would also make my home very difficult to sell and I would lose a great deal of equity. For financial reasons, we may be forced to sell our home in the future but this apartment complex would take away any financial advantage of doing so.

Please, Mr. Donaldson, vote against rezoning this property for an apartment complex. There has just been one complex completed off Lovell Road and there is another large complex under construction off Harding Valley road. Neither one of these complexes borders a neighborhood the way this proposed complex would. Neither one of these complexes would cause the instant drop in home value that the proposed complex would. Also, do we really need yet another apartment complex in the area so soon after these two have been built?

If preventing this complex is not possible, then is there any way you could require a buffer zone of the existing trees between the apartment complex and our neighborhood? Doing so would preserve some of the wildlife, help to maintain the privacy and property value of my neighborhood, and also make the apartment complex more appealing to tenants.

Once again, please consider the needs of our neighborhood when you make your final decision on this matter. Thank you so much for your time.

Sincerely,

Russell Williams
2028 Fall Haven Lane
Knoxville, TN 37932

Williams9570@bellsouth.net
865-693-7410

From: Russell Williams <rawilliams73@bellsouth.net>
To: <mark.donaldson@knoxmpc.org>
Date: 2/9/2009 3:47:32 PM
Subject: MPC meeting Wednesday

February 9, 2009

Mr. Mark Donaldson, MPC Executive Director
Suite 403, City County Building 400 Main Street
Knoxville, TN 37902

Dear Mr. Donaldson,

This Wednesday your Metropolitan Planning Commission will meet to discuss the rezoning of a property east of Iron Gate Blvd, east of Schaeffer Road, and south of Hardin Valley Road. This property borders my back yard in Harrison Springs. One of the reasons I chose my house was because it had a beautiful private backyard. I realized that eventually the land behind my house would be developed, but assumed that it was to be commercial property, perhaps an office complex.

However, I understand that your board is reviewing a request to allow a 346 unit apartment complex. My home is on lot 33 and appears to be the closest home in the neighborhood to the proposed development. For this reason, I am obviously opposed to an apartment complex. Having dozens of apartment balconies hanging over my backyard would not only would be a terrible invasion of privacy, but it would also make my home very difficult to sell and I would lose a great deal of equity. For financial reasons, we may be forced to sell our home in the future but this apartment complex would take away any financial advantage of doing so.

Please, Mr. Donaldson, vote against rezoning this property for an apartment complex. There has just been one complex completed off Lovell Road and there are two other large complex under construction off Harding Valley road. Neither one of these complexes borders a neighborhood the way this proposed complex would. Neither one of these complexes would cause the instant drop in home value that the proposed complex would. Also, do we really need yet another apartment complex in the area so soon after these two have been built? Another reason I moved to this area is because I wanted my child to attend Hardin Valley schools. If this trend of high density construction continues, there will be serious overcrowding issues which will force my child and the other children in my neighborhood to be rezoned.

Once again, please consider the needs of our neighborhood when you make your final decision on this matter. Thank you so much for your time.

Sincerely,

Russell Williams
2028 Fall Haven Lane
Knoxville, TN 37932

Williams9570@bellsouth.net
865-693-7410