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**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/6/2010 3:48:44 PM  
**Subject:** About MPC 13May consideration of Buffat Mill Estates - Clayton Bank & Trust

Dear Mr. Donaldson -

I am writing to you about the proposed development of the land directly behind my home - a development which will come before the MPC at the May 13 meeting -

## 12. BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

### a. Concept Subdivision Plan 4-SA-10-C

South side of Buffat Mill Rd., north side of McIntyre Rd., Council

District 4.

### b. Use On Review 4-B-10-UR

Proposed use: Detached dwellings in RP-1 (Planned Residential)

District.

I am asking for your help in securing some compromise from the developer to help us maintain our quality of life in our neighborhood - a neighborhood I consider to be a lovely, small jewel.

This development proposes to put 243 homes on that land - a density of single family homes that is unlike anything else in this area. They propose to have the majority of lots with a width of just 49 to 52 feet, and are only requiring a side set back of 5 feet. Again - there is nothing like this in our area. With just 10 feet between the homes, it will be almost impossible to put in any landscaping, with will result in rows of smaller houses one on top of the other with scarcely a strip of grass between them. This is a development within an older, more rural part of town - not endless rows of retirement "villas" in Florida.

It will also, according to recent Wilbur Smith estimates, place an additional 2,500 car trips per day onto the narrow, rural streets that surround this property. We already have major traffic issues during peak travel times on Loves Creek, Spring Hill, and Buffat Mill. Spring Hill is a very narrow road on a steep hill with a very dangerous intersection at Buffat Mill. Loves Creek traffic backs up at both ends - at Washington Pike and at Rutledge Pike, and is a narrow, winding road limited by its location between the interstate (640), a railroad, and a creek. It is further hampered by an extremely narrow railroad tunnel at the Rutledge Pike intersection. Traffic from this development will spill out on to Buffat Mill and McIntyre - and while Buffat Mill is hardly a major thoroughfare and has dangerous and difficult intersections at both Spring Hill and Loves Creek, McIntyre is a tiny street lined with very modest homes and populated with a good number of children! To put an additional 2,500 cars onto these roads every single day will severely impact every person in this neighborhood - forever.

I am not opposed to developing this property - although I will miss the woods behind my home. But I am opposed to the scale of development, and believe it will be an aberration and detriment to our community if allowed to proceed as currently planned.

Our community, in two separate meetings I have attended with Clayton representatives, has asked Clayton Bank to scale back on the number of homes, and we have asked that basic builders guidelines be attached to the plan prior to being presented to the commission. So far, they have not done so. The banks representatives have provided us with guidelines from another one of their developments, and I believe those guidelines are reasonable. But by not attaching them to this plan, we are being asked to buy a pig in a poke. They have told us they intend to sell of small blocks of lots to different developers and see what the market will bear. Once this plan passes your commission, we will be powerless to stop or amend their development - and they will be free to erect modular homes if they suddenly chose to do so on tiny lots, overwhelming our neighborhood and damaging our property values. This is simply not right.

I ask that you do the right thing and protect both the neighborhood and the developer. Clayton Bank deserves to be able to develop their property - but they do not deserve to overwhelm and harm our community. Please take a hard look at the large number of very small lots, consider the impact of so many homes in such a small area and the traffic impact it will have upon this entire part of town, and ask that they give the

community some basic guarantees in the form of building restrictions that will assure us the development will proceed in a harmonious way within itself and its surroundings.

We are just up the hill from substantial commercial development, but due to the way housing developed in our area, we enjoy an overall peaceful way of life. Please help us preserve our neighborhood - help us secure a reduction in the number of homes and basic guarantees about what will be built on that land. I do not believe we are asking for that much - our neighborhood has supported two other proposed developments of that land that subsequently fell through - as well as stridently opposing others. We are just asking for a more reasonably sized development and basic assurances about what can be built therein.

Please do more than just look at the added tax revenue and instead actually look at municipal planning - "Urban, city, and town planning integrates land use planning <[http://en.wikipedia.org/wiki/Land\\_use\\_planning](http://en.wikipedia.org/wiki/Land_use_planning)> and transportation planning <[http://en.wikipedia.org/wiki/Transportation\\_planning](http://en.wikipedia.org/wiki/Transportation_planning)> to improve the built, economic and social environments of communities. "

Thank you for your time and consideration of my point of view.

Sarah Burridge

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