



Fwd: August 8 Rezoning - item #43 - Harley Bittle -8-G-13 RZ

1 message

Sarah Powell <sarah.powell@knoxmpc.org>

Wed, Aug 7, 2013 at 8:09 AM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: Bob <bob2930@gmail.com>

Date: Tue, Aug 6, 2013 at 10:30 PM

Subject: August 8 Rezoning - item #43 - Harley Bittle -8-G-13 RZ

To: "michael.brusseau@knoxmpc.org." <michael.brusseau@knoxmpc.org.>

Cc: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please consider these comments during the Rezoning request on August 8, Item #43, File # 8-G-13-RZ, Harley E. Bittle.

I am providing these comments for your consideration as both a nearby neighbor to this property and as a licensed professional civil engineer with over 35 years of experience in economic development and land evaluation. I also have worked with Jeff Welch on a variety of projects over the years including representing the Hardin Valley area on the citizens advisor committee evaluating impacts of the proposed Orange Route on the community. So, I understand the need for appropriate zoning, land development criteria, and the desire for sustainable development.

My conversations with many of my neighbors concerning this Rezoning request has garnered a great deal of concern for the Gallaher Bend area. This is the first attempt to change the essence of the Bend from predominately agriculture to planned residential. West Gallaher Ferry Road is three miles long and it dead ends into Melton Hill Reservoir. That large area currently has about half a dozen homes on tracts as small as one acre. The remaining tracts range from 3 acres to about 80 acres. There are numerous horse farms along the road. The road is very narrow with no shoulders which makes passing the school bus a white knuckle affair and when two horse trailers meet on one of the many curves, both end up off the pavement. The majority of the homes in the Bend are on wells which is much preferred source of water over the water provided in a very small sized line along about two thirds of the road. The topography has numerous sink holes so increased development has the potential to allow development runoff directly into the water table. With no sewer available, current density is not a problem because there is plenty of land to accommodate septic systems far away from water source wells. The Bend topography also is characterized by steep slopes and bluffs on the upstream side of the Bend and flatter slopes on the downstream side of the Bend. The few current one acre lots are on the downstream side. This requested Rezoning tract is on the upstream side where the slopes are so steep to the Reservoir that increased development is not realistic. The neighbors are very concerned with the MPC staff

comment that " approval of this request could lead to future requests for PR zoning in this area." Knox County, to have sustainable growth and development, needs something for everyone. This Bend does not need to become another cluster of high density subdivisions. It is a great example of a rural setting within a progressive county. My professional opinion is that this Rezoning request is not appropriate for the topography, ground water quality, and the sustainable image of Gallaher Bend, Hardin Valley and Knox County.

Thank you for your consideration.

Bob Morris
2930 W. Gallaher Ferry Rd