



Fwd: Agenda Item #15, Aug. 8 MPC meeting

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Aug 5, 2013 at 8:47 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Tom Brechko <Tom.Brechko@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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From: <AKAMPWERTH@aol.com>

Date: Mon, Aug 5, 2013 at 8:41 AM

Subject: Agenda Item #15, Aug. 8 MPC meeting

To: mark.donaldson@knoxmpc.org

Cc: bartcarey@comcast.net, gewart@georgeewart.com, makane1@bellsouth.net, NathanJ.Kelly@gmail.com, cflomax@hotmail.com, jtocher.mpc@gmail.com

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This is to advise you, the members of the MPC, that petitions signed by a large number of concerned residents of the Karns community to oppose this subdivision will be presented at the MPC meeting on Aug. 8th.

We have three strong objections to this zoning change:

1. Access to this site is limited to very narrow streets from all directions. This will create a very hazardous safety condition for all existing citizens and new residents to the subdivision, including adults and children. Emergency vehicles will be greatly hindered and could very possibly lead to loss of life and property.

2. The proposed Concept plan doesn't seem to fit in with the proposed density of 3.25 DU/A. There are approx. 9 acres on the south end of the site that are not buildable due to the steep terrain. When this is deducted from the total acreage, the DU/A increases significantly. The proposed small lots that result from the high density are very concerning. What kind of a house can you build on a 45 ft. wide lot? The density should be reduced to avoid these conditions.

3. The site is presently a grassy pasture. When this is changed to streets, driveways, sidewalks and buildings the storm water runoff will be increased immensely. At the present time, the low area near the proposed street entrance on Gray Hendrix road floods during a heavy rainfall. Where is the storm water going to go after the development is in place? We realize that a study will be made, but are very concerned about the results.

Anthony Kampwerth
8525 Boss Road, Knoxville 37931