



Fwd: concern over proposed rezoning of 10528 Coward Mill Road Knoxville, TN 37931

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Dec 9, 2013 at 8:56 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: Item 31

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

From: **Betty Arnold** <agranpop@att.net>
Date: Mon, Dec 9, 2013 at 12:01 AM
Subject: concern over proposed rezoning of 10528 Coward Mill Road Knoxville, TN 37931
To: michael.brusseau@knoxmpc.org

Dear Mr. Brusseau,

Our Concern: It is being purposed to put up to 5 houses/acre (or up to 43 Houses) on the 8.6 acre lot, at 10528 Coward Mill Rd which is now zoned as part of the technology corridor. Such high-density construction would contribute significantly to congestion (an addition of approximately 86 more vehicles) on this small narrow country road. Such construction would also contribute to over population of already crowded schools in the area. A much lower density construction perhaps 1 house/2 areas would be much more acceptable to neighbors and more closely match the existing housing pattern in this area. Your consideration in this matter would be greatly appreciated.

Jones and Betty Arnold

10422 Coward Mill Road

Knoxville, TN 37931

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Michael A. Brusseau, AICP, Senior Planner
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Fwd: Proposed Rezoning: Butler Place

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Dec 9, 2013 at 8:54 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: Item 31

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From: **G L Carlson** <g1carlson@att.net>
Date: Sun, Dec 8, 2013 at 2:30 PM
Subject: Proposed Rezoning: Butler Place
To: michael.brusseau@knoxmpc.org

Mr. Brusseau,

I am a resident of the Sonja Heights (Hawk Haven Lane) subdivision off Coward Mill road. I want to register my concern, and opposition to, the proposed rezoning from BP to PR at Butler Place on Coward Mill road. The addition of 43 houses will overload Coward Mill road and will greatly increase the risk of traffic accidents on the Pellissippi Parkway.

The current expansion of the Caris facility and the traffic load that has already been increased beyond Coward Mill's reasonable capacity due to the construction of Reagan Landing and Magnolia Pointe has made Coward Mill increasingly hazardous during morning and evening commutes, and even during the day. It is common to see several (four, even five or six) cars queued at the Coward Mill-Pellissippi entrance, and drivers are increasingly impatient to enter or cross the Pellissippi. The limited sightlines at the Pellissippi make waiting necessary, but hard with impatient drivers stacked up. In addition, Coward Mill is already used as a way to avoid the constant traffic jams at Pellissippi/Hardin Valley road, and speeding is a regular occurrence. Residents have also seen an increase in accidents and near-misses.

Coward Mill is a narrow, country road. Even though Butler Place is located near its exit to the Pellissippi, an additional 40 to 80 cars will unquestionably overload an already over-busy morning and evening rush.

Please maintain the zoning as currently established. Alternatively, limit the number of houses in the proposed Butler Place subdivision to at most ten or so, consistent with (actually, much smaller than) the current residential surroundings. As proposed, the rezoning of Butler Place is an inappropriate and in fact hazardous change. It may benefit a developer briefly, but it will cascade into problems on the Pellissippi and change the character of Coward Mill road for the worse for decades to come.

Thank you for your consideration.

Gerald L Carlson

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Fwd: Coward Mill Road

1 message

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To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: Item 31

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From: **Howard Friedman** <friedmantn@gmail.com>
Date: Sun, Dec 8, 2013 at 11:26 AM
Subject: Coward Mill Road
To: michael.brusseau@knoxmpc.org

Mr. Brusseau:

I am writing to express my alarm regarding the Coward Mill property rezoning request and plans for that property. My wife and I bought land in this area and built a house on Hawk Haven Lane because it was a low density neighborhood.

Even then, we had a concern about the safety of a narrow Coward Mill Road. That led us to ask the Knox County Engineering and Public Works staff to come out and look at the safety issues: they agreed there was a problem and took steps to improve the situation. We were very grateful that steps were taken to manage the THEN CURRENT traffic flow. With a reported additional 43 houses on the narrow and now more heavily traveled road, Coward Mill will become a significantly more dangerous country road.

Developing land is a good thing but it should be done appropriately and certainly with traffic flow and safety as two main considerations. 43 additional houses in this low density neighborhood will not satisfy those considerations.

Please work to support a low density safe area.

Thank you.

Howard Friedman
2711 Hawk Haven Lane
[865-405-0726](tel:865-405-0726)

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Fwd: Agenda item 31: I do not agree with rezoning

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Dec 9, 2013 at 8:53 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Re: Item 31

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From: **Louise Guzzardo** <louiseguzzardo@gmail.com>
Date: Sat, Dec 7, 2013 at 5:14 PM
Subject: Agenda item 31: I do not agree with rezoning
To: michael.brusseau@knoxmpc.org

To whom it may concern at the Metropolitan Planning Commission,

In regards to the meeting being held on December 12, for agenda item #31, I do not agree with the rezoning of this property. I disagree because I feel this narrow road cannot handle any more traffic and could become dangerous if trucks or more cars are pulling out on the curve or in a blind area on Coward Mill. There are already rumble strips cut into the road because of accidents. I live in the Magnolia Pointe neighborhood and I would really appreciate you taking this concern into your consideration.

Thank you.

Sincerely,
Louise Guzzardo

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Fwd: MPC Mtg. 12/9/13 - Concerns over Coward Mill Plans

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Dec 9, 2013 at 8:57 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: Item 31

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From: **Lisa Kolinsky** <lckolinsky@gmail.com>

Date: Mon, Dec 9, 2013 at 8:15 AM

Subject: MPC Mtg. 12/9/13 - Concerns over Coward Mill Plans

To: michael.brusseau@knoxmpc.org, rebeccalongmire@hotmail.com, bartcarey@comcast.net, herb@claibornehauling.com, jtocher.mpc@gmail.com, artclancy3@gmail.com, brianpierce@mbiarch.com, eason.mpc@gmail.com, lcole712@gmail.com, mgoodwin.mpc@gmail.com, lenedna@bellsouth.net, jwroth@qmwkx.com, makane1@bellsouth.net, cflomax@hotmail.com, wstowers@stowerscat.com

Dear Mr. Brusseau,

I am writing to you concerning the upcoming review of the zoning plans for the plot of land called "The Butler Place" on Coward Mill Rd.

This proposed 43 new homes on Coward Mill Rd. will cause an extremely DANGEROUS SITUATION TO OCCUR. We currently travel Coward Mill Rd. daily as residents of nearby Hawk Haven Ln. and it is very precarious due to its narrowness and dangerously curvy path.

Recently, our neighbor narrowly escaped serious harm when he was run off of the road by a speeding vehicle which was driving on the wrong side of the road. His car ended up flipped on its side and he had to crawl out of the window with the car on its side.

I currently have a Young Life meeting at my home weekly and one of our leaders was involved in a crash on Coward Mill Rd. on the severe curve directly in front of the proposed subdivision area. Fortunately he survived without harm.

The idea of increasing daily car traffic on Coward Mill Rd. by a potential 86 new cars would cause Coward Mill Rd. to become even increasingly more dangerous. I am asking you to PLEASE DECREASE the number of new homes which you will allow to be built on Coward Mill Rd. The safety concerns for the residents of our area need to be the number one priority for the MPC to consider when making this decision.

Thank you for your time,
Lisa C. Kolinsky
2714 Hawk Haven Ln.
Knoxville, TN 37931

cell [865-556-6640](tel:865-556-6640)

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Fwd: Rezoning Request on Coward Mill Road

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Dec 9, 2013 at 8:56 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: Item 31

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From: **Susan Sinatro** <sasgcs@msn.com>
Date: Sun, Dec 8, 2013 at 5:53 PM
Subject: Rezoning Request on Coward Mill Road
To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Michael,

My wife and I purchased property at 2707 Hawk Haven Lane a few years ago and spent over \$300k building our beautiful farm, thus enhancing the property value around us.

So the purpose of this email is to express our concerns regarding the subject request and plans for the property down the street from us.

We selected Hawk Haven Lane because it was a low density area with the proper flow of traffic and safety measures required for Coward Mill Road.

We have seen subdivisions developed all around us which was fine, but adding another (43) homes will create a significantly more dangerous County Road with massive congestion, not to mention the already dangerous entry on to Pellissippi Packway.

I am asking you to support our concerns on this matter.

Thank you.

Greg & Susan Sinatro

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Fwd: Coward Mill Road Rezoning Request

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Dec 9, 2013 at 8:55 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Re: Item 31

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

From: **Al Stults** <stultsa@bellsouth.net>
Date: Sun, Dec 8, 2013 at 3:57 PM
Subject: Coward Mill Road Rezoning Request
To: michael.brusseau@knoxmpc.org, rebeccalongmire@hotmail.com, bartcarey@comcast.net, herb@claibornehauling.com, jtocher.mpc@gmail.com, artclancy3@gmail.com, lenedna@bellsouth.net, eason.mpc@gmail.com, llcole712@gmail.com, mgoodwin.mpc@gmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, makane1@bellsouth.net, cflomax@hotmail.com, wstowers@stowerscat.com
Cc: Howard <thefriedmans@mac.com>

To: Knox County Metropolitan Planning Commission
From: Alvin M. Stults

RE: Rezoning request on Coward Mill Road

The request to rezone the farm on Coward Mill Road which was formerly the residence of Carl Butler and his wife for a high density residential development is unwise and inequitable. I don't know if any of you at MPC are familiar with Coward Mill Road, but it is an old (as in over 100 years old) narrow, meandering country road that wasn't planned -- it just happened. Originally it probably followed a cow path or an old Indian trail. It is on hilly terrain which limits visibility, and it has several deep curves which also limit visibility. The obstructions can create a safety hazard under even low traffic conditions. And the greater the traffic, naturally, the greater the hazard. The old Butler farm is situated between two deep curves and the one on the east is on a hill which further obstructs visibility.

We already have a traffic problem on Coward Mill Road. The addition of Magnolia Point subdivision more than doubled the number of residents on Coward Mill Road. In addition many of the residents of Hardin Fields and Reagan's Landing subdivisions on Reagan Road also choose to use Coward Mill Road to access Pellissippi Parkway and return home. There was also a large increase in traffic on Coward Mill Road a few years ago when access problems to Pellissippi from Oak Ridge Hwy lead to the creation of a detour via Coward Mill Road for Oak Ridge Hwy drivers. They apparently decided they liked Coward Mill Road as a access to Pellissippi Parkway so we still have that additional traffic today. Also, many commuters going to and from Westbridge Business Park use Coward Mill Road rather than face the traffic glut at the interchange of Pellissippi Parkway and Hardin Valley Road during peak commuting times. And there is also some traffic going to and from Karns High School.

As a result of all this, Coward Mill Road is already in need of significant redesign and improvement just based on current traffic usage at the times most people need to use it. Adding a high density residential development anywhere on Coward Mill Road would exacerbate the existing problems, and on the old Butler farm with its proximity to Pellissippi Parkway it would be even worse. I am retired now, but during the last few years I was working I had to allow extra time for commuting to work in the morning because while I only needed to make a right turn onto Pellissippi Parkway, I had to wait behind several other drivers who were stuck for long periods trying to make left turns.

Rezoning the property in question for a high density residential development is unwise and contrary to public safety and convenience.

Furthermore, such a development is inequitable because it is incompatible with previous development that has been going on for the last 20 years with the approval of MPC. Over the past two decades many homeowners have collectively invested multiple millions of dollars in homes in this area in the belief that future development would be similar to and compatible with the home they were purchasing. To change the character of the neighborhood after people have made such an investment is inequitable.

I sincerely hope all of you will support keeping our neighborhood the low density area that you have been approving over the last two decades, and making improvements to Coward Mill Road.
Thank you for your time and consideration.

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