

▶ **FILE #:** 2-E-13-RZ **AGENDA ITEM #:** 20
 POSTPONEMENT(S): 2/14/13 **AGENDA DATE:** 3/14/2013

▶ **APPLICANT:** DAVID C. CAMPBELL
 OWNER(S): Shackleford Hills, LLC

TAX ID NUMBER: 52 J A 017
 JURISDICTION: County Commission District 8
 ▶ **LOCATION:** South side Shackleford Ln., east of Graves Rd.
 ▶ **APPX. SIZE OF TRACT:** 51.72 acres
 SECTOR PLAN: East County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Shackleford Ln., a local street with 14-15' of pavement width within 50' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant agricultural land
 ▶ **PROPOSED USE:** Residential development
DENSITY PROPOSED: 3 du/ac
 EXTENSION OF ZONE: No
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Shackleford Ln. - Dwellings and vacant land / A (Agricultural)
 South: Vacant land / A (Agricultural)
 East: Vacant land / A (Agricultural)
 West: Dwellings and vacant land / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural residential and low density residential uses under A and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow reasonable development of this site with minimal slope constraints. Improvements, such as widening to Graves Rd. and Shackleford Ln. may be required, if deemed necessary by Knox County Engineering depending on the intensity of development proposed and the review of the Traffic Impact Study. These two streets, which provide access to the site from N. Ruggles Ferry Pike, were measured at a maximum pavement width of about 17 feet.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR

CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is directly accessed from Shackelford Ln., which connects to Graves Rd., which connects to N. Ruggles Ferry Pike, a major collector street. Graves Rd. and Shackelford Ln. are local streets with street widths of no more than 17 feet. Some widening may be required on those streets leading from the development entrance to N. Ruggles Ferry Pike, if deemed necessary by Knox County Engineering and MPC staffs, as part of the required use on review process.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The site is appropriate to be developed under PR zoning at the requested density in the LDR category. The site does not have significant slope or other environmental constraints.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR zoning is appropriate for this development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. At the requested density of up to 3 du/ac on the 51.72 acres reported, up to 155 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 1551 trips to the street system and about 60 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans. If more than 150 units are proposed, two access points may be required for the development.
2. PR zoning at the recommended density is consistent with the sector plan proposal, and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 155 dwelling units for MPC's consideration. Depending on the number of units proposed and the findings of the Traffic Impact Study, improvements may be required to Graves Rd. and/or Shackelford Ln.
4. Public water and sanitary sewer utilities are available in the area, but may have to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 3 du/ac. The maximum density that may be considered on LDR-designated areas is 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 1551 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 60 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 4/29/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

2-E-13-RZ cor Franklin



FURROW AUCTION COMPANY

FAX COVER SHEET

Date: FEB 7 2013

Time: 10:40am

Please deliver to the following:

NAME: MIKE B

COMPANY: MPC

CITY: KNOX

STATE: TN

FAX # 215-2500

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 4

THIS FAX IS BEING SENT BY:

NAME: ROBBIE FRANKLIN FAX # (865) 525-4179 DIRECT PHONE # (865) 546-3206

COMMENTS:

CASE # 2-E-13-RZ. OPPOSED TO CHANGE OF ZONING - PROPERTY WAS PURCHASED AND DEVELOPED BY CURRENT

HOME OWNER UNDER THOSE RESTRICTIONS. THANK YOU FOR

YOUR TIME AND CONSIDERATION. Robbie J. Franklin

Original or hard copy to follow? yes no

THE INFORMATION CONTAINED IN THIS FACSIMILE MAY BE CONFIDENTIAL AND MAY ALSO BE ATTORNEY PRIVILEGED. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. IF YOU ARE NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY USE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS FACSIMILE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS BELOW VIA U.S. POSTAL SERVICE. THANK YOU.

FURROW AUCTION, 1022 ELM STREET, KNOXVILLE, TN 37921-6249

1022 Elm Street • Knoxville, Tennessee 37921 • 865/546-3206

www.furrow.com

This instrument prepared by

Fred W. Plummer, Jr.
Attorney-in-Fact for Fred W. Plummer, Sr.

Date: July 7, 1995

**DECLARATION OF RESTRICTIONS
OF
FRED W. PLUMMER FARM SUBDIVISION**

WHEREAS, the undersigned is the "Owner" of the property known as Fred W. Plummer Farm Subdivision, as shown on Map File No. _____ and _____ in the Register's Office for Knox County, Tennessee, (the "Property") and

WHEREAS, the Owner desires to impose restrictions upon said property for the purpose of maintaining the beauty and integrity of said property and

NOW, THEREFORE, It is agreed that from and after the date of this instrument the tracts in Fred W. Plummer Farm Subdivision, as shown on Map File No. _____ and _____ in the Register's Office for Knox County, Tennessee, be and are hereby restricted as follows:

1. These covenants are to take effect immediately, upon the recording in the Register's Office for Knox County, Tennessee, and shall be binding on all parties and all persons claiming under them until July 1, 2015, at which time said covenants shall automatically be extended for successive periods of ten (10) years, unless by a vote of the 75% of the then owners of the tracts, it is agreed to change said covenants in whole or in part. Each owner shall be entitled to one vote for each tract which he owns for the purposes of decision making on such matters affecting the enforcement of these restrictions or other matters that are of common interest to the owners of this subdivision; however, if a tract is subdivided or has more than one owner, the total number of owners of that tract shall constitute one vote. These restrictions may be amended at any time by an affirmative vote of 75% of the tract owners.
2. If any tract owner, or their heirs or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons attempting to violate or violating any such covenants, and either to prevent him or them for so doing, or to recover damages or other dues for such violation.
3. The Property is restricted to agricultural and/or single family residential use only, and no tract shall be used for commercial purposes.
4. Any outbuilding shall be constructed of the same type exterior materials as the main dwelling, or painted metal, painted wood, or painted block (painted to match the color of the main dwelling). No unpainted galvanized metal or aluminum shall be permitted.
5. Other than household pets, the only animals permitted on the tracts are cattle and horses. No cattle or horses may be kept on tracts of less than five (5) acres. On tracts larger than five (5) acres, a maximum of five (5) head of cattle or horses per tract shall be permitted. The breeding of any other animals including pets, for commercial purposes is prohibited, and feed tracts are specifically prohibited. In the event that horses are kept where permitted, said horses must have on-premises stable space.
6. No building shall be located nearer than fifty (50) feet to the front lot line on Graves Road and nearer than fifty (50) feet to the front tract line on Shackelford Lane, and no more than fifteen (15) feet from the side line and twenty-five feet (25) from the rear line. On tracts 3 through 6 and 8 through 11, no outbuildings shall be located between the residence and the northern property line of said tracts. For the purpose of this covenant, eaves, steps, and open porches shall be considered as part of the building.

7. Plat notes restrict re-subdivisions of certain tracts without prior Health Department approval. Subject to these restrictions, re-subdividing is permitted provided resubdividing of tracts is approved by local and/or state Planning Commission and Health Department. In the event of further sub-dividing, the new subdivision tracts must meet the same restrictions as provided herein, with each owner entitled to one pro rata share of vote for each tract he owns of the subdivided tract for the purpose of decision making on such matters affecting the enforcement of these restrictions or other matters that are of common interest to the owners of this subdivision.

8. No dwelling shall be constructed, erected, placed, altered, or permitted to remain on any tract unless having a living area, exclusive of open porches, garages, or basements, of not less than 1,600 square feet of heated and cooled space. A second story will be considered in figuring the living area. All dwellings shall have a solid foundation of brick, concrete block, or stone. All residences shall have an exterior finish of brick veneer, stone, stucco or synthetic stucco, log, wood, or vinyl and shall conform in workmanship and materials to the standard building practice for the State of Tennessee and shall be consistent with all construction in the subdivision, and shall meet with the minimum requirements of the Federal Housing Authority. No exposed concrete block foundation and no aluminum siding will be permitted. All foundations must have an exterior finish of brick, stucco, or stone. Roofs shall not have less than a 6/12 pitch.

9. No trailer, manufactured home, basement, tent, shack, garage, barn, or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence. No mobile homes are permitted on any tracts.

10. Utility Easements five (5) feet in width are reserved along all said tract lines and the right of way of the Joint Permanent Easement for the installation and maintenance of appropriate and necessary utilities. No easements, right of way or rights of access shall be deemed granted or in any way given to any person or company through any tract in this subdivision unless permission is given in writing by the owner of said respective tract.

11. Electrical service lines to Tracts 3 through 6 and 8 through 11 shall be installed underground in the area north of the northern right of way of the Joint Permanent Easement. No power poles shall be installed on Tracts 13 through 16 closer than 600' from the northern property line of said tracts.

12. No tract shall be used or maintained as a dumping ground for garbage, junk yard, the storage of used cars or other refuse, waste, or any other unsanitary conditions. Garbage or other waste shall be kept in sanitary covered containers which shall be located to the rear of any residence constructed upon the subject premises.

13. Until sewage disposal facilities are available, every residence comply with all laws and health regulations of the Knox County Health Department and State Health Department. No outside toilets shall be permitted in the subdivision.

14. No house constructed on any tract in the subdivision may be occupied prior to its completion, which completion shall include landscaping, all of which said landscaping shall be consistent and in keeping with the surrounding neighborhood. Every tract is to be properly maintained and mowed at least four times a year.

15. On any tract less than five (5) acres in size, no fencing of barbed wire or page fencing shall be permitted. On tracts more than five (5) acres, barbed wire or page fencing shall be permitted.

16. No sign of any kind shall be displayed to the public view on any tract except one (1) sign of not more than twelve square feet advertising the property for sale or for rent or signs of not more than twelve square feet used by a builder to advertise the property during the construction and sales period.

17. No noxious or offensive trade or activity shall be carried on upon any tract or tract nor shall any activity be done thereon which may become an annoyance or nuisance to the neighborhood.

By: Fred W. Plummer Sr

Its: _____

By: Fred W. Plummer Jr

Its: _____

By: _____

Its: _____

STATE OF TENNESSEE)
COUNTY OF Frank)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Fred W. Plummer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing said instrument.

Witness my hand and official seal at office in Frank County, this 7th day of July, 19 95.

Scott Lay
Notary Public

My Commission Expires: 4/27/99



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: File # 2-E-13-RZ Applicant: David C. Campbell, Shackelford Hills, LLC

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Feb 11, 2013 at 11:04 AM

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

Re: 2-E-13-RZ

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

From: **Paul Schmierbach** <pschmierbachpe@gmail.com>

Date: Mon, Feb 11, 2013 at 10:30 AM

Subject: File # 2-E-13-RZ Applicant: David C. Campbell, Shackelford Hills, LLC

To: michael.brusseau@knoxmpc.org

On Sunday, February 10, 2013, a meeting was held among 37 property owners and residents near the proposed Shackelford Hills development. Several residents were absent due to prior commitments. I represent the assembled group.

The meeting was to discuss concerns over the proposed rezoning of the 51.72 acre tract from A (agriculture) to PR (planned residential).

The area residents have not had an opportunity to discuss any of our concerns with Mr. Campbell and would propose a meeting with him as soon as possible.

Since this item is scheduled for the agenda at the MPC meeting on February 14 we would respectfully request a continuance, giving us time to meet with the owner and better understand his plans.

Thank you for your attention to this matter.

M. Paul Schmierbach, P.E.
8677 Schackleford Ln.
Strawberry Plains, TN 37871
[\(865\)776-3025](tel:(865)776-3025)

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:(865)215-2500)
Fax: [\(865\) 215-2068](tel:(865)215-2068)
www.knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Shackleford Lane Rezoning

1 message

Rene Ronaghan <onegoatshy@yahoo.com>

Thu, Feb 7, 2013 at 1:22 AM

Reply-To: Rene Ronaghan <onegoatshy@yahoo.com>

To: "Bettyjo.mahan@knoxmpc.org" <Bettyjo.mahan@knoxmpc.org>, "Michael.brusseau@knoxmpc.org" <Michael.brusseau@knoxmpc.org>

Cc: "troyprop@gmail.com" <troyprop@gmail.com>

**8655 Shackleford Lane
Strawberry Plains, TN 37871**

February 7, 2013

**Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902**

Dear Sir or Madam,

We are the Ronaghan Family and we reside on TYL Farm, a ten acre farm/dairy at 8655 Shackleford Lane, Lot 12 of the Fred Plummer Community. Our property is peaceful and serene and we praise God for this slice of heaven he has bestowed upon us.

Our property includes Plummer's Spring, and we own its water rights. Its location is directly downhill and less than 100 feet from the property line of the proposed development. Plummer's Spring is a result of surface water that seeps through a network of cracks and fissures from a higher elevation through the earth to a lower elevation on our property using the ground like a drainage pipe. Currently it is a natural, clean, potable water system that directly feeds our barn and provides water to all of the animals that inhabit it. We use this spring water to drink, clean and sanitize our dairy equipment, and to irrigate our garden. We've made a substantial investment in underground pumps and plumbing systems to supply this spring water nearly 3/10 of a mile to our garden, barn and pastures. Contamination of this essential water source is a real and daunting concern if 100 homes are allowed to be built on the lot that is directly above our spring. *Springs are especially susceptible to contamination during and after construction.*

Contamination of our spring water would poison our farm and create substantial economic loss.

We beg that before any further consideration is given to re-zoning for 100 houses please insist upon a ground water study and report from the land owner/developer. Please further protect us by requiring substantial financial compensation from the land owner/developer, payable immediately should the re-zoning be granted.

TYL Farm stands for Thank You Lord, as country agrarian living with this serene pastoral and natural setting has been a lifelong dream. We've worked many years and paid hundreds of thousands of dollars to initially acquire our property, and invested not only our time and labor but nearly a hundred thousand more dollars to turn it into the working farm and dairy it is today. In addition to concerns about spring water contamination and economic loss; loss of property value and loss of peaceful enjoyment are also serious concerns if this re-zoning is approved.

We elected to move to this location to escape exactly what is being proposed on the property in question. Should a subdivision of this magnitude be built, the present environment of tranquility that we enjoy now will be irrevocably altered. Gone will be the quiet nights of gazing at stars; ruined by the incessant sounds of traffic, with the dark of the night sky obliterated by porch, patio, and street lights. A thing of the past will be morning coffee on the patio listening to the lowing of cattle in the distance, instead to be replaced by school buses and morning rush hour suburban traffic. The impact on the local wildlife, including deer, wild turkey, skunks, opossums, and an amazing variety of wild birds will also suffer with the loss of their natural habitat.

Allowing a developer to change our community's landscape and alter our protective covenants and restriction to include a 100 home subdivision is the wrong thing to do. We plead that you reject this re-zoning proposal and not allow the integrity of our community and its protective covenants to be ruined.

Sincerely,

The Ronaghan Family



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Shackelford Lane Rezoning/Development

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Feb 13, 2013 at 8:32 AM

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

Re: 2-E-13-RZ

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

From: **David** <bethanddavidparker@gmail.com>

Date: Tue, Feb 12, 2013 at 11:40 PM

Subject: Shackelford Lane Rezoning/Development

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

Mr. Brusseau,

Thank you for taking the time to read this letter. I realize you have many responsibilities and appreciate your thoughtfulness in considering the different aspects to the Rezoning and Development of Shackelford Lane in East Knox County.

Realizing that development is both necessary and inevitable, I am asking for your consideration in keeping it in line with the other homes and properties in the area of Shackelford Lane. The area has been agricultural for years with homes nearby on at least one acre lots and often significantly larger. The openness of the area would not only be greatly affected, but so would the traffic and utilities. I realize the developer would probably like to maximize his profit for the price necessary to purchase the land, but I ask that if a Rezoning to residential take place, that the size of the lots approved for homes be more reflective of the size of other lots in the area. East Knox County has been proud to be one of the most agricultural areas of the county and has been blessed with families valuing this for years. My family has lived in East Knox County for seven generations (since the 1850's). No doubt much has changed and major agricultural areas have become residential. Nevertheless, the area has been able to keep the feeling of individual family homes with larger lots as opposed to tightly spaced subdivisions. I feel this has benefitted the value of real estate and quality of life to those choosing to stay in or move to this part of the county. We as a group who live near the proposed development would obviously rather not see it happen at all, but if it does, would prefer it be reasonable in comparison to the surroundings. The concerns over the waterline and sewer as well as the roads are other real issues that will affect all of us. Please consider how you would want this handled if you lived around this new development that is proposed and try to see that we are not attempting to be selfish with what we love, but would rather have others be reasonable in how it is developed, if it is to be developed at all.

Sincerely,

Dr. David and Beth Parker
8511 Ruggles Ferry Pike
Strawberry Plains, TN 37871
(865) 805-7775
bethanddavidparker@gmail.com

Sent from my iPad



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Rezoning opposition

1 message

Morris, William C <wcmorris@utk.edu>

Thu, Feb 7, 2013 at 9:26 AM

To: "Bettyjo.mahan@knoxmpc.org" <Bettyjo.mahan@knoxmpc.org>

Dear Mr. Brusseau,

As concerned residents, we are writing you to voice our opposition to the proposed housing development on Shackelford Ln. This narrow country road with limited visibility cannot safely handle the strain of a hundred home development. I am concerned about the impact this dense population will have on utilities, safety, traffic, and schools. This parcel of land was sold with overriding restrictions. It is our hope that these restrictions will remain in force.

Respectfully,

Bill and Shirley Morris

8679 Ellijay Way

Strawberry Plains, TN
Sent from my iPhone



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Shackelford Lane development - File Number is 2-E-13-RZ

1 message

K Troy <troyprop@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Feb 6, 2013 at 1:49 PM

On Wed, Feb 6, 2013 at 1:47 PM, K Troy <troyprop@gmail.com> wrote:

8660 Shackelford Lane
Strawberry Plains, TN 37871

February 6, 2013

Dear Metropolitan Planning Commission member,

In 1995 we purchased 12.5 acres at auction in Strawberry Plains with land restrictions that limited the number of houses that could be developed on any part of the auctioned property. This land is the former Plummer farm, located on Shackelford Lane off Ruggles Ferry Pike in Strawberry Plains. Over the past 18 years, my family and I have enjoyed this beautiful and peaceful area where most homes sit on 5 acres or more.

Last week we noticed a "Use on Review" sign along Shackelford Lane on a parcel of land sold during the Plummer sale (with existing restrictions). The land is on the south side of Shackelford Lane, east of Graves road and is approximately 50 acres. The "Use on Review" is for changing its designation from Agricultural to Planned Residential. With this designation the property owner would be able to build 3 houses per acre. We believe this would have a detrimental effect on our community because this type of crowded development does not fit in with the surrounding area. Also, we believe the existing restrictions placed on that property should not be disregarded or replaced.

The Knox County Metropolitan Planning Commission meeting is scheduled for February 14 at 1:30PM in the main assembly room at the City County Building in Knoxville. The File Number is 2-E-13-RZ.

We are not opposed to having new neighbors. We just want to keep in place the current restrictions that would limit the number of houses per land area, in keeping with the existing countryside. We would deeply appreciate your help in preventing this type of aggressive development and preserving the attractive, rural character of our community.

Sincerely,

Kevin Troyer and Family



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Rezoning 2/14/13 Agenda Item - Destroying the Character of our Neighborhood

1 message

Kraig Kessler <smokyview@bellsouth.net>
To: Bettyjo.mahan@knoxmpc.org

Sat, Feb 9, 2013 at 11:07 AM

[Regarding - agenda item 16 DAVID C. CAMPBELL](#)

South side Shackleford Ln., east of Graves Rd., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

Hello, I am writing to inform you of our concern regarding the rezoning request represented by David C. Campbell of the south side of Shackleford Road on your up coming agenda on 2/14/13. My husband and I live at 8510 Shackleford Road and we are concerned regarding the proposed density request of the said property to be rezoned from agricultural to residential.

3au/ac (3 homes per acre) is not reflective of our neighborhood, nor the community surrounding this property. We live on an approximate 1.8 acre lot, and the neighborhood surrounding the property in question reflect similar homesites up to 10 acres. Additionally, the community around this area reflect similar type homes. This community/neighborhood is one of the last vestiges of rural living in Knox County, and while development of East County is important to Knox County as a whole; the development in the East County has the opportunity to be controlled, limited and reflect the community's character. This requested population density does not reflect this character.

The development of the property, and properties like this in East Knox County is inevitable, but please do not turn this beautiful community into another west side of Knox County, where congestion, over population and noise has destroyed the beauty of that area.

As a family living in this neighborhood and beautiful community, and as a voting citizens of Knox County, we implore you to limit the population density of this proposal to no more than 1 home per 2 acres minimum.

With respect,

Kathy and Kraig Kessler

8510 Shackleford Lane

Strawberry Plains, TN 37871

[865-932-4620](tel:8659324620) home

[865-607-7606](tel:8656077606) cell



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

development of property on Shackleford Lane

1 message

janet franklin <janet-franklin@att.net>
To: Bettyjo.mahan@knoxmpc.org

Wed, Feb 6, 2013 at 9:07 PM

February 6, 2013

Dear Ms. Mahan,

Our names are Robbie and Janet Franklin and we live at the end of Shackleford Lane. We are very against the rezoning of this property (2-E-13-RZ) from agricultural to planned residential. All of the houses built in this area in the last 10+ years have been built on 2 or more acres-most on 5 or more. A densely populated subdivision is not something we will welcome. Shackleford Lane was a farm road built to provide access for one tenant house. We already have 10 homes using this road and with just those it can be dangerous. It is difficult for two cars to pass without pulling off the road. There are two blind hill where oncoming traffic is not visible. Adding 100 homes on this access road would be ridiculous.

When this property was sold our restrictions stated one house per plat. This property has seven. We love the open area this allows. We enjoy the peacefulness and quietness of our neighborhood.

Please support us in the request to remove this zoning request from the consent list and allow members from our neighborhood to speak on February 14th at 1:30 when it is to be heard.

We appreciate your consideration,
Janet and Robbie Franklin



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

File Number 2-E-13-RZ (David Campbell)

1 message

susan dillard <dillknox@aol.com>

Thu, Feb 7, 2013 at 8:26 AM

To: Bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,

We wish to express our opposition to the rezoning of this property from Agricultural to Planned Residential. Our property is across the street from this proposed development. We understand that the applicant wants to put 100 homes on this 51 acre tract. The only access to this property is on Shackleford Lane, which is a narrow road with limited visibility to oncoming traffic. It simply could not handle this tremendous increase in volume without great risk to anyone travelling on this road. Further, the addition of perhaps 200 cars a day will produce significant congestion and threats to personal safety on Graves Road and traffic on Ruggles Ferry Road. Additionally, the infrastructure could not handle the additional utilities that would be required.

Also, the tract of land in question was sold at auction at the same time as property at the end of Shackleford Road and Ellijay Way. All parcels are covered by restrictions that run with the land as indicated in the property deeds. It is the intent of the property owners to insure that these restrictions are enforced.

We appreciate your consideration and would request that you share our concerns with the MPC Commissioners and staff.

Thank you,

Tom and Susan Dillard
8667 Ellijay Way
Strawberry Plains, TN 37871
[865-933-9649](tel:865-933-9649)

Mr. and Mrs William Barner, II
8654 Shackleford Lane
Strawberry Plains, TN 37871
Phone (865) 932-2995
Billbarner@att.net

February 7, 2013

Dear Metropolitan Planning Commission:

We are writing to voice our opposition to the change in zoning and proposed home development located on Shackleford Lane. The owner's representative has informed us that the owners are planning a 100 home development on approximately fifty (50) acres on the south side of Shackleford Lane. We greatly value our home and neighborhood. Our home, as well as the majority of our neighbors, have large acreage plots. For example, our home is placed on 7.8 acres. Therefore, Shackleford Lane is a very rural setting. The road is extremely narrow making it difficult for cars coming from opposite directions to pass each other safely. Zoning changes and a large housing development will greatly compromise the safety of the residents in our neighborhood due to the increase of traffic. We greatly appreciate your attention to this matter and hope you will join us in our opposition.

Sincerely,

Bill and Susan Barner