



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

[MPC Comment] File ID #: 10-SA-14-C 10-A-14-UR The Courtyard at Tooles Bend

1 message

Jim McCollum <jandrmccollum@gmail.com>
Reply-To: jandrmccollum@gmail.com
To: commission@knoxmpc.org

Mon, Oct 6, 2014 at 10:07 AM

Knoxville-Knox County MPC
400 Main St,
Suite 403
Knoxville, TN 37902

Regarding

File ID #: 10-SA-14-C
10-A-14-UR
The Courtyard at Tooles Bend
Rackley Engineering
N. of Badgett Rd. E. side Tooles Bend Rd.

Tax ID: 145058

Dear Sirs and Madams,

We are writing to express our concerns about the proposed development adjacent to our home and neighborhood. We are one of the homeowners whose property is directly adjacent to the proposed subdivision. While we do not oppose detached single family homes on the property, we would like to express our concerns for our property and our neighborhood.

In order to preserve our home values and the aesthetic appeal of our neighborhood as well as our privacy, we would like to see homes of at least similar or greater quality, size, and finish to our own homes and neighborhood. We have included our neighborhood bylaws for your reference. We request the following be included in any neighborhood approved for the property to maintain the standards of our own neighborhood which this new proposed development will infringe on:

- Maximum subdivided lots = 6
- ** Minimum home size = 2,400 sq feet
- Setback Minimum = request minimum setback= 50 feet (see comment below)

- Developer shall erect a natural evergreen barrier between the proposed development and our homes/neighborhood and the proposed development spanning the entire length of the border with our neighborhood.
- ** All dwelling should have a solid foundation of brick, stone, concrete block, and all above ground foundation walls shall be veneered with brick or stone but shall not be painted.
- ** All air conditioners and garbage cans shall be obscured from view.
- ** All driveways shall be concrete.
- ** All fireplaces shall be masonry construction.
- ** No chain link fences are permitted.
- ** No radio, satellite dish or television aerial or antenna shall be maintained on the exterior of any structure.
- ** No out-buildings such as pool houses, carports, or detached garages shall be built.
- ** All homes must have a minimum two car garage.

**Requested item consistent with Amberleigh neighborhood bylaws. Request is to maintain consistency with standards of our own neighborhood

We would like to further state that we are extremely concerned about the developers requested reduction of the periphery setback to 25 feet and therefore have requested the 50 feet above to preserve the setting from our homes. As several of the proposed lots will be directly behind our homes and share a property line, we are especially concerned about ensuring our privacy. If the setback is reduced to 25 feet, we could have houses extremely close to our own homes as well as our backyards where our children play. The requested natural evergreen barrier would also help ensure our privacy as well as that of the proposed development.

We hope the MPC will incorporate ALL these requirements into any proposed development of this property that is directly adjacent to our homes to aid in preserving the tranquility and values of our homes and neighborhood. We look forward to being good neighbors with the developer and tenants provided it is held to a standard consistent with our own neighborhood.

Sincerely,

James and Rachel McCollum

8756 Hollingsfield Drive

Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed variances, Courtyard at Tooles Bend

1 message

Diane Montgomery <dianetmontgomery@gmail.com>

Mon, Oct 6, 2014 at 2:34 PM

Reply-To: dianetmontgomery@gmail.com

To: commission@knoxmpc.org

Cc: Jim and Rachel McCollum <jemccollum@mindspring.com>, Will Ferguson <jwferguson3@gmail.com>, James Montgomery <James.Montgomery@tn.gov>, jeff@focus-physiotherapy.com, Agnes Wallace <agwall22@yahoo.com>

Re: Item 10-SA-14-C

Dear Madams and Sirs,

Please add our concerns and requests to those expressed by our neighborhood spokesman, Jim McCullom regarding the proposed variances for the project at Tooles Bend and Badgett Roads.

Our property immediately adjoins the proposed development. To maintain the character of our pastoral community and to protect the value of our property in Amberleigh subdivision, we ask that at a minimum you require a fifty foot setback from adjoining properties and a buffer zone of large evergreen trees.

We also ask you to reconsider the traffic safety and flow impact in the Badgett/Tooles Bend Road/Northshore access corridor. Tooles Bend Road already daily carries the large equipment of a commercial tree service as well as the flow from several waterfront communities in addition to our own neighborhood traffic. It is quite narrow, winding and hilly with virtually no shoulder.

The intersection of Badgett and Tooles Bend Roads is on a hill with diminished sight lines. The nearby intersection of Amberleigh Drive is also on a curve with poor sight lines. We cannot agree that adding a neighborhood entrance at that location is safe. We strongly object to this variance.

An additional peril is that the intersection of Tooles Bend Road with Northshore Drive is directly on a curve and with poor sight lines in both directions. Compounding that hazard, the guard rail on the southeast side of the Northshore/Tooles Bend Road intersection makes it impossible to avoid the westbound cars that frequently drift into the opposite lane of Northshore Drive. The potential for head-on collisions there is great as cars drivers negotiate the corner/curve where the new senior development is now apparently already approved. Rush hour traffic there currently makes it very difficult to safely exit Tooles Bend Road, particularly if turning left.

As citizens who love our community, we wish to maintain the pastoral character which now makes it so attractive to developers. We ask you to take into account existing safety needs and the concerns of those who already inhabit the community before taking an action which will add more homes to an area where a facility for the elderly with their visitors and friends is also about to commence construction. The already perilous situations will certainly be exacerbated. Shouldn't these existing problems be addressed before additional development proceeds?

Please consider our concerns as you address agenda items #7 on Thursday October 7th.

Diane and James Montgomery
2106 Treywood Lane
Knoxville, TN 37922
[865-539-4733](tel:865-539-4733)