



Fwd: MPC Meeting Agenda - The Glen at HV - Agenda Item #12

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Jan 9, 2014 at 8:30 AM

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From: **Vic Adamson** <vicadamson@yahoo.com>
Date: Wed, Jan 8, 2014 at 11:19 PM
Subject: MPC Meeting Agenda - The Glen at HV - Agenda Item #12
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

1/8/2014

Dear MPC members,

I am writing today as a homeowner in the Glen at Hardin Valley. Our family was just made aware, less than 48 hours ago, of the meeting agenda regarding the important issues may be discussed and key decisions may be made about the land in/near our subdivision that could significantly impact us and our neighbors within our subdivision.

The development of the land in "second phase" of the Glen appears to be changing from Ben Testerman Construction to Volunteer Development. From a brief review of the provided information, it appears that there will be a significant change to the lot sizes in the new phase if the request is allowed. This could subsequently impact the type of dwellings to be built, and ultimately, this could impact the value and aesthetics of the subdivision.

In addition, there is language on page 12-3 that is quite loose and has not been discussed in any way with the current homeowners. This language is: "The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area." There is a wide range of houses in "this area" ranging from 100K and up, with the lower end of homes having quite different aesthetics than the current homes in the Glen. We would propose the change the language from "this area" to "the existing subdivision (The Glen)".

Given that we just received notification of this agenda item three days prior to the MPC meeting, we strongly request a 30 day extension be granted regarding this issue for the current homeowners in the Glen to pursue further information and details. An extension will also allow for communication between Volunteer Development/Ben Testerman Construction and the Glen homeowners, an opportunity which has not yet been presented.

Thank you for your time and consideration.

Sincerely,
Vic Adamson
2529 Bridge Valley Lane
Knoxville, TN 37932



Fwd: Request for extension of agenda item at 1/9/14 MPC meeting

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Jan 9, 2014 at 8:32 AM

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

From: **Linda Roback** <linda.robback@comcast.net>
Date: Thu, Jan 9, 2014 at 12:45 AM
Subject: Request for extension of agenda item at 1/9/14 MPC meeting
To: herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, llcole712@gmail.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, lenedna@bellsouth.net, makane1@bellsouth.net, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com, contact@knoxmpc.org
Cc: jason.robback@comcast.net

Dear MPC members,

My wife and I are writing today as homeowners in the Glen at Hardin Valley. We have just been made aware of an upcoming agenda item (i.e., agenda item 12; File number **1-SD-14-C 1-K-14-UR**) for the January 9, 2014 MPC meeting concerning the Concept/Use on Review for the Vista at Hardin Valley to be developed by Volunteer Development. We literally first heard of this meeting and the topic on 8 January 2014. Apparently, the land for the "second phase" of the Glen has been sold by Ben Testerman Construction to Volunteer Development. From a cursory review of the provided information, there a lot of questions that we and other Glen homeowners have related to this new development and its impact on the existing neighborhood (value and aesthetic impacts) and surrounding Hardin Valley area (e.g., schools, traffic flow/volume, utilities, etc). We also have questions and concerns related to the stated 11 conditions and overall Concept Plan as described in the publicly released subdivision report. For example, we have concerns that the current efforts by the Testerman Construction Company have failed to satisfy some of the 11 conditions and we have concerns whether Testerman Construction Company and/or Volunteer Development will indeed satisfy the 11 conditions and meet the letter and spirit of the Concept Plan for the existing and new subdivision. **We are deeply troubled by the lack of direct and clear notification from and by the Testerman Construction Company to the current Glen at Hardin Valley homeowners about the sale of "second phase" property and the new revised Concept Plan.**

Given all of these considerations, **we join with our other Glen neighbors to strongly request a minimum 30-day extension be granted regarding this matter to afford current Glen homeowners to obtain further information and details about this matter and to consider other courses of action.** An extension will also afford the Testerman Construction Company and Volunteer Development opportunities to outreach with the Glen homeowners and share information about this pending matter and future plans.

Thank you for your time and consideration of our request.

Sincerely,

Jason and Linda Roback