

May 6, 2014

Dear Members of the Metropolitan Planning Commission:

We have significant concerns about the rezoning and possible development options being considered by Volunteer Development off of Westland Drive (File # 5-H-14-RZ).

The developer has requested 5 dwelling units per acre (du/ac), which is significantly out of character with the surrounding neighborhoods and homes. We appreciate the fact that the MPC staff has recommended 3 du/ac; however, we feel this is still slightly high relative to the neighborhood of the proposed development. As MPC's staff has noted, the Gettysvue neighborhood to the west of this property has a 2.29 du/ac home density, while the homes immediately to the east of this property on Coile Lane have 0.22 du/ac (5 homes on properties ranging from 2.5 acres to 10 acres).

Additional safety concerns surround the potential traffic safety issues that this development might create, as the only access point would be in close proximity to the 2 Gettysvue Westland entrance/exit points. These are high volume neighborhoods with significant traffic flow. Exacerbating the sheer volume of traffic is the topography of this property and the steep hill dropping off from Westland Drive leading to the proposed development site. The line of sight for tenants exiting this development would be challenging and with the close approximation to Gettysvue's access would create a potentially dangerous traffic dilemma.

We would also hope that MPC considers the environmental impact of this property, as it is populated by dense hardwoods and is bisected by a stream with a spring midway through the property. If this property is developed, we would ask that there be some restrictions placed allowing for the retention of current timber on the property, as it is dense and clear cutting this property would be a travesty to the community. Attention to the stream on the property would require some regulatory oversight to prevent its inappropriate closure or diversion. Knox County's General Plan 2033 encourages planned development to "*protect hillsides, woodlands, wildlife habitats, and stream corridors*" (6.1); develop a "metropolitan forestry program to *conserve* and reestablish trees and woodlands" (6.10); and "encourage development practices that respect and fit the natural landscape, *minimizing the loss of trees, woodlands, and wildlife habitats.*" (9.2)

MPC's Subdivision Regulations (62-20) require that the subdivision "accommodate an increase in traffic[and] provide for harmonious development of the subdivision in relation to the neighborhood in which it lies, and for the general safety and welfare of those benefiting from the subdivision."

We would respectfully ask that members of the MPC:

- (1) zone this property 2 du/ac**, to allow it to fit harmoniously into the neighborhoods (0.22 du/ac and 2.29 du/ac) between which it is being placed,
- (2) give close scrutiny to the development's access** to Westland Drive,
- (3) give attention to timber and stream management** on the property as it is being developed, and
- (4) require maximal buffer zones from adjacent properties** (as recommended in 10.11 in the Knox County General Plan 2033: "landscape buffers shall be provided where new development abuts lower density housing.")

We are not opposed to Volunteer Development's purchase and development of this property. We would simply request that it be done in a safe manner in keeping with the community and with respect for neighboring homeowners.

We appreciate the service you provide to our communities. We are hopeful that your mission to provide “quality growth and land use management” will find itself applied to this particular parcel of land that will have such a significant impact on the families, as well as the homes of those families, that live in this area currently and in years to come.

With warm regards,

Westland Area Homeowners

(see included Signature pages)

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With warm regards,

Westland Area Homeowners

(see included Signature pages)

John Little & Jennifer Little 1123 Coile Lane
John Little Jennifer Little

Dan Green & Lisa Green 1119 Coile Lane
Dan Green Lisa Green

Chuck Kinzel & Laura Kinzel 1105 Coile Lane
Chuck Kinzel Laura Kinzel

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With warm regards,

Westland Homeowners



CHARLES M MCGEE
PRESIDENT, BOARD OF DIRECTORS
ROEFIELD HOMEOWNERS ASSN.

THE

Board of Directors of ROA agree that anything more than 2 du/ac is inconsistent with the composition of neighborhoods in this area.

No one wants to stop a developer or builder. We simply want everyone in the area to mutually benefit from the beauty of the area and its property values.

CM

Andrew Scruggs

9201 Friars Way

Knoxville, Tn.

37922

As President of the Gettysvue Homeowners Association I have been notified by many Gettysvue homeowners concerned about the proposed rezoning of the High property. We would not like to see this property to be zoned for any more than 2 dwellings per acre. We are not discouraging development, we just want the rezoning to be in keeping with bordering properties.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'A. Scruggs', written in a cursive style.

Andrew Scruggs

President of the Gettysvue Homeowners Association