



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

[MPC Comment] Fwd: Mulch Company on Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Mar 25, 2015 at 12:31 PM

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

From: **Nancy Dudrick** <Dudknox@bellsouth.net>
Date: Mon, Mar 23, 2015 at 5:21 PM
Subject: Mulch Company on Northshore
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Please vote NO on the Mulch Company rezoning for Northshore across from Kensington. I have asthma and the increased smell and air pollution from the burning process will be a huge health hazard. Not to mention the increased traffic, yard service people, and difficulty getting in and out of our neighborhood causing the devaluation of our property. Thank you for your consideration of this important topic,
Nancy and Paul Dudrick
Sent from my iPhone

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC File # 3-D-15-UR -- The Mulch Company

1 message

Judith Horn <jmjh2010@gmail.com>

Tue, Mar 17, 2015 at 11:55 AM

Reply-To: JMjH2010@gmail.com

To: commission@knoxmpc.org

Cc: tom.brechko@knoxmpc.org

To: Knoxville-Knox County MPC

We live in the Cobblestone Park Subdivision, located off S. Northshore about 1/2 mile west of Tooles Bend Rd. We have read the Agenda package, File #3-D-15-UR— The Mulch Company, and we support the MPC staff recommendation to deny the request for a commercial mulching operation. We concur with the reasons stated in the MPC report of 3/6/15 that the Mulch Company proposal should be denied.

Because the proposed land use by The Mulch Company is not consistent with the Southwest County Sector Plan, the Creekside property should not be subdivided since it is already less than 10 acres. The area is in a flood plain, includes Sinking Creek, and requires stream protection. The area gets very wet, and floods in heavy rains.

We noted in the Shopper News article on March 11, about the proposed mulch business, that the engineering consultant for The Mulch Company said that odors are not a problem. Decomposing wood, bark and leaves do have an odor. And, we have read that if bulk wood mulch is not handled properly and gets too little oxygen during the storage process, it can go "sour" and become laden with toxic products such as methanol, acetic acid, ammonia and hydrogen sulfide gas. In addition to these hazards, internal heat build-up can potentially result in ignition of this material by spontaneous combustion. These issues increase our concern about the risks of allowing a mulch operation with storage capacity of 64,800 cubic feet.

Cobblestone Park and other neighborhoods along S. Northshore are pleasant, established residential communities. The prospect of stepping outside our home, hearing loud, grinding equipment noises and smelling the unpleasant odor of decomposing mulch, is not acceptable.

Traffic flow along S. Northshore would be further complicated by adding the proposed commercial mulch business. Those who drive S. Northshore would encounter more complex traffic flow as vehicles enter/exit the mulch site via a new driveway near the intersection of S. Northshore Drive with Bickerstaff Boulevard. Combined with already tricky zig zag navigation through the Tooles Bend/Northshore intersection, more accidents are likely to occur.

Please deny request 3-D-15-UR — The Mulch Company Knoxville, LLC.

Thank you for considering our concerns.

Sincerely,

Bradley and Judith Horn (Treasurer, Board Member, Cobblestone Park HOA)
8809 Laurel Grove Lane
Knoxville TN 37922
[865- 539-7885](tel:865-539-7885)

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch company on Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Mar 25, 2015 at 12:32 PM

----- Forwarded message -----
From: **Phoebe Lesko** <lenco5045@aol.com>
Date: Mon, Mar 23, 2015 at 5:06 PM
Subject: Mulch company on Northshore
To: tom.brechko@knoxmpc.org

I strongly object to this commercial company in a residential neighborhood like Northshore Drive. The noise, odors, and traffic created by this industry, should be in a industrial area not a residential community. I believe it will endanger our young drivers.

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: MPC - mulch company on northshore - creekside

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Mar 25, 2015 at 12:31 PM

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

From: **Gary L. Martin** <glmartin56@yahoo.com>
Date: Mon, Mar 23, 2015 at 5:36 PM
Subject: MPC - mulch company on northshore - creekside
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Please deny this request.....can you imagine the traffic with log & tree branch trunks on NARROW Northshore! nevermind the MULCH DUST on cars, house during the dry summer months and the SMELL!!!

They need to be out in the county somewhere not in a densely populated area!

Thank you

Gary Martin
1616 Bingham Drive
Kensington Subdivision...

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Item #39, File ID 3-D-15-UR - Commercial Mulching Business on Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Mar 25, 2015 at 12:32 PM

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

From: **Miller, Jeffrey P** <Jeff.Miller@morganstanley.com>
Date: Mon, Mar 23, 2015 at 4:29 PM
Subject: Item #39, File ID 3-D-15-UR - Commercial Mulching Business on Northshore
To: "Tom.brechko@knoxmpc.org" <Tom.brechko@knoxmpc.org>

Good Afternoon Mr. Brechko,

This is a first for me, but I wanted to pass along my feelings about a Commercial Mulching Business that is being proposed in an already congested area in West Knoxville. Having lived in the area for the last 15 years I don't see how this could be in the best interest of anyone. Having a teenage daughter that is now driving (and I know many more) I am already concerned with the amount of traffic on the road. I know progress is important, but I believe safety is much more important. I would hope that this type of business could find another location with much better access, and much less traffic congestion. Please keep my concerns in mind as this proposal progresses through the channels. Thank you for your time and consideration.

Sincerely,

Jeff

Jeff Miller

Vice President

Financial Advisor

865-330-0746

800-448-0020

866-755-9037 Fax

jeff.miller@morganstanley.com

Sharpen your financial focus. Simplify your life. – [OneView Video](#).

MORGAN STANLEY

WEALTH MANAGEMENT

Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

The sender of this e-mail is an employee of Morgan Stanley Smith Barney LLC ("Morgan Stanley"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Morgan Stanley reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers/mssbemail.html>. If you cannot access this link, please notify us by reply message and we will send the contents to you. By messaging with Morgan Stanley you consent to the foregoing.

–

This message was directed to commission@knoxmpc.org

1325 Kensington Drive
Knoxville, TN 37922



March 12, 2015

Mr. Tom Brechko
Knoxville/Knox county MPC
400 Main Street
Knoxville, TN
37902

Dear Mr. Brechko:

We wish to express our opposition to the three acre enterprise, The Mulch Company, that is being under review on Northshore Drive next to the Creekside Nursery.

We are in disbelief that anyone could decide to take away the charm and peacefulness and decide to build such a complex next to a residential area where factories should not be allowed. The traffic, smells, noise and fire hazards would be dangerous and unhealthful. A mulch factory should be in an industrial area.

Thank you for anything you can do to prevent a mulch factory from ever being built in this beautiful area.

Sincerely yours,

Tony Rakowski
Eleanor Rakowski

Tony and Eleanor Rakowski

Sincerely yours,