



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

Fwd: Rezoning of Outlet Road and Snyder Road Property

2 messages

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Aug 11, 2015 at 8:11 AM

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

From: **Jason Anderson** <jashnic@gmail.com>
Date: Mon, Aug 10, 2015 at 9:36 PM
Subject: Rezoning of Outlet Road and Snyder Road Property
To: contact@knoxmpc.org

To whom it may concern;

I am a resident on Snyder road and I am against the rezoning of this property. We already have several multi-resident properties within 5 mile radius of this property. The addition of this property will add more traffic congestion and safety issues on the small Snyder Road. Please contact me if you need to at [865-240-9075](tel:865-240-9075).

Kind regards,
Jason Anderson
1152 Snyder Ridge Ln
Knoxville, TN 37932
[865-240-9075](tel:865-240-9075)

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: Jason Anderson <jashnic@gmail.com>
Cc: "Kuhn, Tim" <tim.kuhn@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Aug 11, 2015 at 8:12 AM

This note is to confirm that your comments have been received. They have been forwarded to Betty Jo Mahan of MPC staff - she will include them with case materials provided to the Planning Commissioners.

If you have further comments or questions, do not hesitate to contact us.

Terry Gilhula, PhD
Manager, Information and Research
Knoxville/Knox County Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, Tennessee 37902
Phone: [865-215-3819](tel:865-215-3819)
Fax: [865-215-2068](tel:865-215-2068)

On Mon, Aug 10, 2015 at 9:36 PM, Jason Anderson <jashnic@gmail.com> wrote:

To whom it may concern;

I am a resident on Snyder road and I am against the rezoning of this property. We already have several multi-resident properties within 5 mile radius of this property. The addition of this property will add more traffic congestion and safety issues on the small Snyder Road. Please contact me if you need to at [865-240-9075](tel:865-240-9075).

Kind regards,
Jason Anderson
1152 Snyder Ridge Ln



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

Fwd: FILE #: 2-F-15-RZ, AGENDA ITEM #: 34

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Aug 10, 2015 at 11:28 AM

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

From: **Michael Bertolli** <michael.bertolli@gmail.com>
Date: Mon, Aug 10, 2015 at 11:23 AM
Subject: FILE #: 2-F-15-RZ, AGENDA ITEM #: 34
To: contact@knoxmpc.org

Dear Metropolitan Planning Commission,

I am writing in protest of the rezoning of vacant land at Snyder Rd. and Outlet Dr. from Medium Density Residential to High Density Residential. This will more than double the capacity of families that is currently allowed, and is nearly 8 times the average density of other Snyder Rd. developments. Furthermore, this contradicts the current policies, as duly adopted by the County Commission, in the Knoxville-Knox County General Plan: Development Policies, sections 11.2-11.5. These sections clearly show that gradual density changes and protections against noise and heavy traffic are of key importance, and that High Density Residential is only appropriate in areas with access to transit.

We struggle in our community already with the ever-increasing traffic on Lovell Rd., particularly with new truck-stop developments. The corner of Lovell Rd. and Snyder Rd. was recently rezoned to High Density Residential, and the construction of new apartments is already underway. Rezoning at Snyder Rd. and Outlet Dr. will drastically compound an already difficult traffic situation for those of us on the tiny, two-lane Snyder Rd.

This rezoning will isolate those who have chosen to invest their lives and money into purchasing single-family homes in Knox County, by bounding them between two high density developments and the subsequent traffic and resident turn-over. This isolation directly undermines the sustainability of the area, and will reduce the consumer impact of having community-invested, well-off residents near a major shopping district such as Turkey Creek.

As citizens of Knox County, we pride ourselves in a community of good people with forethought in building a better society. The slow and methodic growth of housing as well as well-thought-out development policies demonstrate the County's desire for stability and sustainability, while also encouraging economic growth.

As a principal of a local Knox County Small Business, I am in full support of economic growth, and I realize that housing is a necessary component. However the placement and type of housing must be crucially considered. I do not believe the placement of high density residential housing at Snyder Rd. and Outlet Dr. is in the best interest of the community or County as a whole, and that such rezoning will have detrimental effects in both the near and long term, as unbridled growth so often does.

The residents on Snyder Road emphatically request that you reconsider allowing this rezoning to high density residential and deny the request. As citizens, we place our trust in your forbearance on this matter. Please do not forget those citizens who have already placed their lot with the greater good of Knox County.

Sincerely,

Michael Bertolli

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Michael G. Bertolli, PhD
Principal Scientist
Mason Livesay Scientific
Knoxville, TN

8/10/2015

KnoxMPC Mail - Fwd: FILE #: 2-F-15-RZ, AGENDA ITEM #: 34

personal e-mail: michael.bertolli@gmail.com



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

Fwd: FILE #: 2-F-15-RZ, AGENDA ITEM #: 34

2 messages

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Aug 10, 2015 at 10:40 AM

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

From: **Alicia C** <alicia.r.caputo@gmail.com>
Date: Mon, Aug 10, 2015 at 10:33 AM
Subject: FILE #: 2-F-15-RZ, AGENDA ITEM #: 34
To: contact@knoxmpc.org
Cc: Alicia C <alicia.r.caputo@gmail.com>

Good Morning,

I am writing to protest the rezoning of vacant land from residential use to high density apartments. This will more than double the capacity of families that is currently allowed to reside at the location.

We have all struggled in our community already with the ever-increasing traffic on Lovell Rd., particularly with new truck-stop developments new I-40. The corner of Lovell Rd. and Snyder Rd. was recently rezoned to High Density Residential, and the construction of new apartments is already underway, with plans of 300+ units. This will drastically compound an already difficult traffic situation for those of us on the tiny, two-lane Snyder Rd.

This rezoning is also in direct contradiction to the current development policies article 11.2-11.3:
11.2-The density for residential development will be based upon the amount of usable acreage, excluding areas which are under water, in floodways, have steep slopes, or are otherwise undevelopable. Rural, planned growth and urban growth boundaries also influence density. These areas are designated in the Knoxville-Knox County-Farragut Growth Policy Plan. (See [Planning Framework](#) for more information.) The following general standards will be applied in setting densities for residential development, providing these densities do not conflict with other policies in this plan:

- Up to one unit per acre in rural areas with environmental constraints or infrastructure inadequate for greater densities.
- Low-density 1 to 3 du/ac in rural areas with infrastructure.
- Low-density 1 to 5 du/ac in planned growth areas.
- Low-density 1 to 6 du/ac within the City of Knoxville.
- Medium-density 6 to 12 du/ac in planned growth and urban growth areas; appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses.
- Medium-density 6 to 24 du/ac in urban growth areas adjacent to neighborhood and community centers.
- High-density over 24 du/ac, appropriate in downtown and UT area, and in regional activity centers; should have good access to transit.

11.3. Discourage environmental nuisances in the vicinity of residential development, including rundown commercial development, noxious industrial uses, railroad tracks, noise and fumes from heavy traffic volumes, large storage tanks of gas, oil and other flammable materials, smoke, noise, offensive odors, vibrations, dust, or glare from nearby or distant uses.

The residents on Snyder Road would greatly request that you reconsider allowing this rezoning to high maximum density apartments and deny this request.

Thank you,

Alicia Caputo