



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

Fwd: File 11-C-15-RZ and File 12-F-15-UR

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
To: Commission <commission@knoxmpc.org>
Bcc: bettyjo.mahan@knoxmpc.org

Wed, Dec 9, 2015 at 8:10 AM

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

From: <gailguy1@comcast.net>

Date: Wed, Dec 9, 2015 at 12:03 AM

Subject: File 11-C-15-RZ and File 12-F-15-UR

To: mike.reynolds@knoxmpc.org

Cc: brad.anders@knoxcounty.org, bob.thomas@knoxcounty.org, ed.brantley@knoxcounty.org

Mr. Reynolds and Commissioners:

My name is Linda Gail Guy and I reside at 7514 Brittany Drive Knoxville, TN 37931 in the Camelot Subdivision. I will be directly and adversely affected by the development proposed in File 11-C-15-RZ and File 12-F-15-UR. Mr. Scott Davis of Eagle Bend Realty is proposing a 4.03 du/ac or 5 du/ac development which is entirely out of sync with our existing subdivisions. My understanding from what I have read, from maps on your website, is that this is a LOW DENSITY residential area. On your website Concept /Review Use you mention that the staff is recommending 1-3 du/ac for this proposed development. Mr. Davis also developed Copper Ridge, which has affected my street as well, which was zoned at 1-3 du/ac. He seems to have taken that as meaning 3 du/ac. I have lived here for 33 years. If you simply look at the maps you put on your website you can see that 3 du/ac is NOT in line with this area of Karns. Please take a good look at the developments around us: Hudson Heights, Imperial Estates, Northampton Commons, Oxmoor Hills & Meadow Creek. You can clearly see the dimensions of the lots of these subdivisions. A zoning of 1-2.5 du/ac is more in line with the single dwelling areas around us, excluding condos.

When Copper Ridge was developed a naturally filling pond was eliminated. So now when it rains the water travels underground and comes up at the end of my driveway. It has also started coming out other places on Brittany Drive and our street has major cracks in it. After it rains you can see the line or seam from which the water comes out of it flows for days. We are concerned about a future sinkhole as this has already cause significant dip in the road.

Also Mr. Davis will most likely want to remove all the shrubs and trees that are a sound barrier for us and he wants to pack in houses like sardines. Just take a look at Copper Ridge, and all of those houses are not even sold or have lots that do not have houses.

Please also consider only allowing 1.5 du/ac for homes that back up to my home

and my neighbors. We also have not completely removed all of the trees in our lot as is true of many of the lots in Camelot, I ask that Mr Davis leave a buffer of woodland of 50 feet so that we do not loose all of our natural sound barrier from the traffic on Emory Road.

Sincerely,

Linda Gail Guy