



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

Fwd: Notice of Public Hearing

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Mon, Nov 9, 2015 at 12:24 PM

To: Commission <commission@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYI

Michael Reynolds, AICP
Senior PlannerSuite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827

f 865-215-2068

mike.reynolds@knoxmpc.orgwww.knoxmpc.org

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

From: **Sasha Combs** <combssasha@yahoo.com>

Date: Mon, Nov 9, 2015 at 10:26 AM

Subject: Notice of Public Hearing

To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

On Friday afternoon, November 6, 2015, I received a notice in the mail from the MCP regarding a public hearing for Thursday November 12, 2015. This notice is advising of an MPC hearing to take place concerning the rezoning of property directly behind my home Located in Camelot II subdivision off Emory Rd. I believe that this notice does not fall within the guidelines of Article II, Section 5A of the Administrative Rules and Procedures of the Knoxville-Knox County Metropolitan Planning Commission. This section states that mailed notices are to be sent at least 12 days prior to a hearing and not including the day of the hearing.

I appreciate the fact the MCP is proposing a 3 du/ac as opposed to the 5du/ac requested and a buffer zone be kept with the existing tree line. With all of that being said, I at this point I am not necessarily opposing the rezoning for the planned development, but I would like to put it on the record that I have concerns with potential drainage issues to my property. The back portion of the PR property has existing drainage issues at this time and a natural creek that runs through the property. How will this be addressed if the rezoning is approved and the development goes forward?

Sincerely,
Sasha Combs



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

Fwd: File 11-C-15-RZ

1 message

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

Tue, Dec 8, 2015 at 9:05 AM

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

From: **Debra Byrd** <dabyrd321@yahoo.com>

Date: Tue, Dec 8, 2015 at 9:03 AM

Subject: File 11-C-15-RZ

To: "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>, "bob.thomas@knoxcounty.org" <bob.thomas@knoxcounty.org>, "ed.brantley@knoxcounty.org" <ed.brantley@knoxcounty.org>, "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

Sirs,

My name is Debra Byrd. My husband Delbert Byrd and I live at 7421 Wickam Road in Camelot 2 subdivision off West Emory Road. We built a house here in 1985. We chose this subdivision because the lots were larger and the homes did not all look alike. The only negative has been the increase in traffic over the years making it difficult to pull out on Emory Road during busy traffic times.

We understand Scott Davis has purchased the land by our subdivision to develop into a subdivision. He has asked to put 5 homes per acre but it has been reduced to 3 per acre. We are concerned about the increase in traffic and what this how this will affect our property values as this subdivision will be right next to ours. Please consider these issues as he comes up for review on Thursday. We appreciate your attention to this matter.

Debra Byrd [865-679-9905](tel:865-679-9905)



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

Fwd: Notice of Public Hearing File Number : 11-C-15-RZ (Scott Davis)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Thu, Nov 12, 2015 at 8:31 AM

To: Commission <commission@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYI

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

From: <gailguy1@comcast.net>

Date: Tue, Nov 10, 2015 at 7:26 PM

Subject: Notice of Public Hearing File Number : 11-C-15-RZ (Scott Davis)

To: mike.reynolds@knoxmpc.org

11/10/2015

MPC Commissioner Mike Reynolds:

This letter is in regard to the proposed rezoning of property on West Emory Road, in Karns, by Eagle Bend Realty from Agricultural to Residential.

I am a homeowner at 7514 Brittany Drive Knoxville, TN 37931 in the Camelot II Subdivision. I did not receive adequate notice of this hearing since I just received this notice on Thursday November 5, 2015 and the hearing is scheduled for Thursday, November 12, 2015. The notice was not sent out in reasonable time, also noting that there is a weekend and holiday that effected the USPS delivery of mail. I would also like to point out that there has been no physical signage of the proposed rezoning of the property on West Emory Road, as required, until today, Tuesday November 10, 2015. As a property owner who will be directly affected by this decision I was not given adequate notice of the scheduled hearing. I would also like to point out that with the hearing being held in the middle of the day I, and many of my neighbors, have not been given time to adjust our schedules in order attend.

Thank you for your attention to this matter.

Linda Gail Guy

7514 Brittany Drive
Knoxville, TN 37931



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

**Arlene M. Lemiszki
7516 Brittany Drive
Knoxville, TN 37931
(865) 947-5486**

November 8, 2015

Metropolitan Planning Commission
400 Main Street
City County Building, Suite 403
Knoxville, TN 37902

Attention: Mr. Mike Reynolds (via email)

Re: File No. 11-C-15-RZ (Scott Davis)
Rezoning Application – Eagle Bend Realty

Dear Commissioners:

I am a resident of the adjacent Camelot II subdivision and writing to request a postponement of the above-referenced rezoning application.

On Thursday, November 5, after 5:00 p.m., we received in the mail a Notice of Public Hearing scheduled for Thursday, November 12 at 1:30 p.m. This postcard was postmarked November 2, 2015. With the Veterans' Day holiday, this essentially gives homeowners impacted by the above rezoning request only three business days' notice to not only research this issue, but to arrange their schedules to appear at a meeting set for the middle of a work day.

On Friday morning I called Mike Reynolds at the MPC office to inquire as to a postponement. Mr. Reynolds suggested sending a written request. During our conversation he stated that a sign should have been placed on Emory Road noticing this meeting. I advised Mr. Reynolds that if such a sign had been posted, I had not seen it. I drive that part of Emory Road almost daily. In a subsequent conversation I had with County Commissioner Brad Anders regarding this rezoning, I mentioned to him that I had not seen a sign. Commissioner Anders stated that he had not either. On Saturday afternoon my husband specifically looked for any such sign and none was posted. The impact of this rezoning will be felt not only by my subdivision, but the neighboring ones who are accessed by Emory Road. I would submit that a "public hearing" cannot be held if the "public" is not given notice.

In good faith, I telephoned Scott Davis Friday morning to see if he would agree to a postponement due to the homeowners' lack of notice. As soon as I told Mr. Davis where I lived, he made it clear that we were in an adversarial situation and suggested that I should have to pay any costs/expenses incurred by him due to a delay. Needless to say, I was taken aback. His immediate reaction and response only reinforces the need for homeowners impacted by his proposed subdivision

to be afforded reasonable and adequate time to weigh the material and possible adverse effects of this rezoning.

While Mr. Davis develops real estate by profession and deals with rezoning on a regular basis, the homeowners are in a vulnerable and disadvantaged position. A person's home is generally their biggest investment and largest asset. I believe we deserve more than three business days' notice to make an informed decision on how this proposed rezoning and new subdivision will impact our property, and to arrange our schedules to attend a public hearing on this issue.

Thank you very much for your careful consideration of this request. If you have any questions, I may be reached at the above telephone number.

Sincerely,

cc: Commissioner Brad Anders



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

[MPC Comment] Stop Rezoning and Scott Davis from building homes 14acres west emory Rd Mr Travis

1 message

Rev. Dr. V. P. Travis, Jr. <bretttravis@comcast.net>

Thu, Nov 12, 2015 at 1:18 PM

Reply-To: bretttravis@comcast.net

To: commission@knoxmpc.org

Glastonbury Abbey Church

Pastor: Rev. Dr. V.P. Travis, Jr.

Website: www.glastonburyabbeyparish.org

Hours: Mon - Thursday 12pm to 7pm

For APPTS. Call: [865-661-1418](tel:865-661-1418)**Ministries:****Meadows Foundation:** {Knights of 21st Century} A Men's Personal Growth & Development Leadership Program" Building Strong Spiritual Men to Lead in their Communities."**Glastonbury Abbey** Centre for Christian Counseling

Individual/Couples/Marriage and Family Counseling, NCCA

Certified Academic Institution "We train Christian Counselors"

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This message was directed to commission@knoxmpc.org