



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

[MPC Comment] Rezoning

1 message

Jack Pennington <jep2@att.net>

Tue, Jan 6, 2015 at 6:49 PM

Reply-To: jep2@att.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I live on Queensbridge Drive and very concerned about the possible development that is considered adjacent to our street. No. 1 there is concern about traffic. I sometimes sit for as long as ten minutes waiting to get onto Northshore. Housing has been permitted that far exceeds Northshore's (a two lane road) ability to handle the traffic. There are countless accidents every year between Queensbridge Dr. and Rocky Hill (a distance of one mile), completely shutting down traffic for considerable amounts of time. I cannot imagine what even more homes in this one mile area would do for traffic. If you keep allowing more and more homes you will effectively shut down Northshore altogether. It is a favorite route of Blount County residents to get to West Town Mall. No.2, should apartments go up in the area in question the problem increases beyond description, not to mention the harm to property values in our Queensbridge subdivision. No. 3, there is drainage behind our subdivision that runs into a pond on the property considered for development. Where is that water going to go? I ask you please do not sacrifice those who already live here for the sake of a developer's desire to make money.

Sincerely,

John Pennington

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] re: concern related to the rezoning request 1-C-15-RZ.

1 message

Puckett, Andy <pucketta@utk.edu>

Tue, Jan 6, 2015 at 12:09 PM

Reply-To: pucketta@utk.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

To: Knoxville Metropolitan Planning Commission (MPC)

-

I am writing to express my concern related to the rezoning request [1-C-15-RZ](#).

I apologize for the tardiness of this email, but I was just recently received notification of this zoning request (on December 26), and my family has been out of town for the last four days.

I am currently a resident in the Lyons Crossing subdivision which lies adjacent to the affected parcel. Given information that I have been able to obtain during the last few days, I am writing to voice my opposition to the rezoning request. In particular, as a resident of Lyon's crossing, I am concerned about the following points:

1. The proposed re-zoning (and later development) would have significant and adverse impacts on the traffic situation at the intersection of Knightsbridge Dr. and Northshore Dr. This intersection is very tenuous during morning and evening hours and increased traffic flow (an estimated 500+ trips per day) could have serious negative consequences for the safety of residents and children in the neighborhood.
2. It is unclear from the proposal documents, but I have had discussions with several local developers who suggest that the proposed development would require a significant amount of grading and could adversely affect the stormwater drainage for the area. I am not personally knowledgeable about these potential drainage problems, but think that this is something that deserves very careful consideration.
3. While the proposed density (3.25 du/ac) might be consistent with the sector plan recommendation, much of the parcel under consideration does not appear "buildable". I have significant concerns that higher density residential housing on part (the buildable part) of the affected property will adversely affect property values for existing Lyon's Crossing residents.

Thank you for your consideration of my concerns.

Best regards,

Andy Puckett

Andy Puckett, PhD

Associate Professor of Finance and Massingale Scholar

Finance PhD Program Director

Haslam College of Business

University of Tennessee

Phone: [\(865\)974-3611](tel:8659743611)

Email: pucketta@utk.edu

<http://finance.bus.utk.edu/Faculty/APuckett.asp>

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning of 8601 S. Northshore Drive

1 message

Camden Webb <cjcwebb@me.com>

Tue, Jan 6, 2015 at 9:54 PM

Reply-To: cjcwebb@me.com

To: commission@knoxmpc.org

To Whom It May Concern:

My name is Camden Webb and I have lived in Lyons Crossing neighborhood for over 20 years and in the Rocky Hill area most of my life. We have a lovely community here and would like to keep it that way. My understanding is that the proposed rezoning of the Kirby farm, 8601 S. Northshore Drive, Knoxville TN 37922, is Planned Residential, which applies to apartments as well as single family homes. As of right now, I have no knowledge of the intentions of the developer and investor of this property, but I am concerned about the impact of another development on our schools, the beauty and value of the homes in this area, traffic volume, light pollution, etc. I do not believe that putting a high density development next to our homes is in the best interest of our community.

Because of our jobs, my husband and I will not be able to attend the hearing set for January 8th, but please consider our concerns as you make your decision on this matter. Thank you for listening.

Sincerely,
Camden Webb
Bill Webb

--

This message was directed to commission@knoxmpc.org