



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Rezoning of Kirby farm on Northshore Dr. 37922**

1 message

**Bullock, Julia** <JBullock@mc.utmck.edu>

Wed, Jan 7, 2015 at 8:31 PM

Reply-To: jbullock@mc.utmck.edu

To: "Commission@knoxmpc.org" &lt;Commission@knoxmpc.org&gt;

Dear MPC,

I appreciate the opportunity to express my opinion regarding the rezoning of the Kirby Farm at 8601 S. Northshore Drive, 37922 from Agricultural to planned residential. While I am opposed to the rezoning of this beautiful property I understand that realistically that that will not stop the progression of rezoning any sizable lot in our area from being rezoned because it is to the advantage of the county to increase revenue in property taxes. I also understand the family estate that owns the property has priced this acreage so they will all receive a nice dividend upon its sale. I have read the proposed changes and units that would be 3 units per acre which would indicate condo's at minimum if the developer is to get their investment out of the property. An apartment complex would not be in keeping with the residential development in our area and would reduce the value of my home and the other homes in our area. The property is beautiful as it is and could have valuable agriculture potential if it had been priced realistically.

I have lived on Queensbridge Dr. for 25 years and own my home. I have visual access to a majority of the rear of the property. Has anyone reviewed the water source on the property? Do they realize that it floods it banks several times a year and sometimes appears like a creek? It actually sheds to the creek that runs along that section of Northshore Drive. Does this fall under wetland protection? It also receives watershed from most of the properties that surround this acreage adding to the flooding potential of any units that are built along the lower portion to the back and west side.

Also recommended in the proposal is to make the main road access from the Knightsbridge Dr. Have any of you actually tried to make a left hand turn from Knightsbridge Dr. at any time of the day and especially during the morning and evening commute times? Visibility is limited and traffic volumes have increased so much over the past decade that it can be dangerous, so let's add more volume....over 500 vehicle trips added in the mix! There are times I have to wait over 5 minutes for traffic to clear to make a safe turn onto Northshore not to mention that we have one of the deadliest stretches on Northshore drive between Toole's Bend road and Rudder Lane increasing the traffic volume increases the risk of adding to those numbers.

In summary, I oppose the rezoning from Agriculture to planned residential. I hope that before you make a final decision someone has done an environmental assessment to the water source and shed area to make sure development will not violate protected wetlands and flood areas. If you will not stop the rezoning, please consider reducing the units per acre which is really more in keeping with our area.

Sincerely,

Julia Bullock

1420 Queensbridge Dr.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)