



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

[MPC Comment] REZONEING 7-B-15-SP AND 7-D-15-RZ

1 message

'Lynne' via Commission <commission@knoxmpc.org>

Sat, Jul 4, 2015 at 9:41 PM

Reply-To: lbart35224@aol.com

To: commission@knoxmpc.org

Commissioners;

As life time residents of the Powell/Halls area, we are **opposed** to MPC granting rezoning applications 7-B-15-SP and 7-D-15-RZ.

Rezoning this parcel of land to allow the construction of rental apartments would adversely effect the residents of Emory Estates and surrounding subdivisions. Allowing an apartment complex in this single residential area will reduce property values which in turn will reduce property tax collections in all the surrounding neighborhoods. Along with increased noise and traffic, crime is most likely to increase due to the transient nature of rental apartment dwellers. Please remember that Brickey/McCloud elementary school is less than a mile from this property when considering this rezoning.

We reside in Emory Estates subdivision and are strongly opposed to connecting Hoff Lane to any road. Emory Estates has only one way in and one way out which helps to reduce crime in our area.

Thank you for your consideration in this matter and we would appreciate a decision **not** to support this rezoning.

Sincerely,

David and Lynne Bartlett
7725 Dan Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-B-15-SP and 7-D-15-RZ

1 message

Samantha Boldin <boldin.samantha@gmail.com>

Mon, Jul 6, 2015 at 9:43 PM

Reply-To: boldin.samantha@gmail.com

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

Dear Members of the Knoxville MPC,

I am writing today in strong opposition of any rezoning of the property on the northeast side of E. Emory Road and northeast of Morris Road which is adjacent to my neighborhood, Emory Estates.

I am 27 years old and have lived in Emory Estates my entire life, minus 4 years during which I was in pharmacy school at UT. This was an amazing neighborhood to grow up in. As a child, I always felt safe, we knew all of our neighbors, and our streets were quiet and peaceful. When my husband and I got married 5 years ago, we knew we wanted to move back to Emory Estates. Last year, as I was graduating from the University of Tennessee College of Pharmacy, a home just two doors down from my parents came up for sale. We jumped on the chance to buy the house we're in now. We knew that being able to raise our children in this neighborhood would offer them the same sense of community, and safety, along with being zoned for excellent schools. This is our dream neighborhood. We love our neighbors and we love our neighborhood just the way it is.

The proposed changes to zoning for the property that is adjacent to Emory Estates would be unacceptable to us and our neighbors, for many reasons.

First, none of the surrounding subdivisions have a density as high as the one proposed by Belle Investment Company. Having this many apartments nearby with a rental population would reduce property values in our neighborhood. Our neighbors are very prideful of our homes and as homeowners, greatly value the upkeep our neighbors put into their homes. Lowering property values is not beneficial to anyone. I would hate to imagine any of my neighbors not being able to sell their home for what it's worth in their eyes or, even worse, for what might be owed on their mortgage.

Second, the proposed apartments on the property would most likely require a second access to Emory Road, which unfortunately would be "easiest" to connect to Hoff Lane. The number of proposed trips per day, 1811, would impact the safety of the homeowners and drivers that currently use Hoff Lane. Of course, we all know that a speed limit would not likely be observed by drivers and as this is mostly a straight road would lend itself to higher speeds than is safe for my neighbors. Also, we have friends that live in the corner of the curve in Hoff Lane. I can't even begin to think about the impact 1800 additional trips per day would have on them. It is already a tight turn when two cars pass, but adding more traffic would reduce the safety of this turn even further. My husband's parents live in Bona Vista Estates in Halls. Their neighborhood has become a "cut-through" from McCloud Rd to Maynardville Hwy. The traffic and speeds of cars has become an issue for them and many of their neighbors have proposed speed bumps be installed to improve safety of drivers and children playing in the neighborhood.

Third, our neighborhood is great for walkers and runners. If an apartment complex were to be built nearby, those residents would undoubtedly come to Emory Estates to share our roads. I would hate to feel like I couldn't safely take my dog for a walk around my old neighborhood. Currently, I will walk her late in the evening and have seen other runners running after dark to beat the heat. I am not concerned for my safety or that of my neighbors that use our block for recreation. I do fear, however, that if more people that we did not know we're passing through I would feel less safe.

Fourth, adding more traffic to our streets would have the potential to increase crime. I would not want more people passing through the neighborhood that don't have a reason to be here. I fear that more "smash and grab" crimes could occur. I also worry about home break-ins, although most of us have security systems those are not 100% effective in preventing or solving crime.

So, as you can probably tell, I am STRONGLY OPPOSED to ANY rezoning of the property as requested by Belle Investments. I only recommend that this property remain for low-density residential use or agricultural use only. I am sure you will find that my husband and I am not alone in this opinion. Please feel free to contact me by phone or email if you have further questions.

Sincerely,

Samantha K. Boldin, PharmD

Boldin.Samantha@gmail.com
(865) 201-9978

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning for Apartments Ref. file # 7-B-15-SP, 7-D-15-RZ

1 message

Anne Calhoun <atcalhoun@att.net>

Sun, Jul 5, 2015 at 5:03 PM

Reply-To: atcalhoun@att.net

To: commission@knoxmpc.org

Dear Commissioners:

My husband and I would like to express our concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9, 2015, MPC Hearing. The Belle

Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

We are opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes (average density of 2

dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps 150 homes surround the parcels in question, and about 25 homes directly abut the parcels. The largest subdivision is Emory

Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are given below:

1. A major increase in traffic and congestion, especially in Emory Estates.
2. Increased noise and activity.
3. Possible traffic safety problems for children in Emory Estates.
4. Property values in surrounding areas could decrease.
5. Sales of homes could become more difficult.
6. Possible impacts from activities of transient renters of the apartments.
7. During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road.

We would appreciate your kind attention and would appreciate a decision that did **not** support this

proposal.

Sincerely,

Terry and Anne Calhoun

Mr. and Mrs. Terry Calhoun

7623 Hoff Lane

Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 7-B-15-SP, 7-D-15-RZ Emory Road/Emory Estates

2 messages

mccheri6@comcast.net <mccheri6@comcast.net>

Sun, Jul 5, 2015 at 7:43 PM

Reply-To: mccheri6@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

I am writing in response to recent notification, that properties adjacent to our subdivision (rezoning applications 7-B-15-SP and 7-D-15-RZ) are being considered for re-zoning, to permit the construction/development of an Apartment Complex by Belle Investment Company. The rezoning of this property and development of a large apartment complex are not compatible with the surrounding area.

I am opposed to the rezoning of this property and proposed use of a rental apartment complex. The area is currently a low density residential region with single family homes and small farms. There is currently no MDR zoning in this area. There are 5-6 subdivisions/neighborhoods which surround the parcels of land being considered, with approximately 25 homes which directly connect to the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. As a homeowner in Emory Estates, we would seriously oppose any attempt to connect roads of the apartment complex to Hoff Lane. We have many elderly and young families with young children who enjoy the ability to walk, exercise pets, bike and play in the neighborhood. Being that there are no through streets within the subdivision, there is little to no through traffic. Any proposed access to an apartment complex would increase traffic and increase risk of injury to our current homeowners as well as increase risk of theft/property loss. We have lived in this neighborhood for 16 years and have had only one known occurrence of theft/malicious activity. We credit that to the fact that we have little to no through traffic.

Other significant concerns are listed below:

- major increase in traffic and congestion - both on Emory Road and in Emory Estates. Since the change in Emory Road from two lanes to 4 lanes with a middle turn lane, there has been a significant increase in the amount of traffic on Emory Road, speeding & accidents. It is very difficult to get onto Emory Road in the mornings and late afternoons from Hoff Lane, Going East is more of a challenge than going West, however, it is not uncommon to sit and wait 5 - 10 minutes to access Emory Road from Hoff with the current number of residents - increasing the access needs further would be very detrimental to the welfare of the current residents in Emory Estates.

- Significant increase in noise and activity

- traffic safety concerns for children, pets and residents of Emory Estates who enjoy the ability to walk/exercise with low traffic flow

- concern property values will decrease with the development of a multi-dwelling facility in the middle of single family homes and small - rural farms
- could make sale of homes/property more difficult for current home owners in the area
- increased risk of theft/property damage, risk of illegal activities increase and other possible negative impact from activities of transient renters of the Apartments.
- during severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road.
- Brickey Elementary and Halls Middle and High School are already at maximum capacity and there are no plans for building/making an addition to any of these schools.
- shopping facilities are limited in the area - there have been several major grocery stores which have closed and relocated elsewhere.

I appreciate your kind attention and would appreciate a decision that did not support this proposal.

Sincerely,

Mr. & Mrs. Graham Christie
7744 Dan Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org

DSTILTNER@comcast.net <DSTILTNER@comcast.net>

Sun, Jul 5, 2015 at 9:47 PM

Reply-To: dstiltner@comcast.net

To: commission@knoxmpc.org

Cc: charles.busler@knoxcounty.org

Dear Commissioners:

I am writing in response to recent notification, that properties adjacent to our subdivision (rezoning applications 7-B-15-SP and 7-D-15-RZ) are being considered for re-zoning, to permit the construction/development of an Apartment Complex by Belle Investment Company. The rezoning of this property and development of a large apartment complex are not compatible with the surrounding area.

I am opposed to the rezoning of this property and proposed use of a rental apartment complex. The area is currently a low density residential region with single family homes and small farms. There is currently no MDR zoning in this area. There are 5-6 subdivisions/neighborhoods which surround the parcels of land being considered, with approximately 25 homes which directly connect to the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. As a homeowner in Emory Estates, we would seriously oppose any attempt to connect roads of the apartment complex to Hoff Lane. We have many elderly and young families with young children who enjoy the ability to walk, exercise pets, bike and play in the neighborhood. We have three children with my youngest being eight years old. We moved into this neighborhood to be in a neighborhood environment and have safer streets to ride a bike and play on. We did not buy in this neighborhood to be connected to an apartment complex and have large amounts of traffic. This will affect the

well being of our children and their personal safety. Being that there are no through streets within the subdivision, there is little to no through traffic. Any proposed access to an apartment complex would increase traffic and increase risk of injury to our current homeowners as well as increase risk of theft/property loss. We have lived in this neighborhood for 11 years and have had only one known occurrence of theft/malicious activity. We credit that to the fact that we have little to no through traffic.

Other significant concerns are listed below:

- major increase in traffic and congestion - both on Emory Road and in Emory Estates. Since the change in Emory Road from two lanes to 4 lanes with a middle turn lane, there has been a significant increase in the amount of traffic on Emory Road, speeding & accidents. It is very difficult to get onto Emory Road in the mornings and late afternoons from Hoff Lane, Going East is more of a challenge than going West, however, it is not uncommon to sit and wait 5 - 10 minutes to access Emory Road from Hoff with the current number of residents - increasing the access needs further would be very detrimental to the welfare of the current residents in Emory Estates.
- Significant increase in noise and activity
- traffic safety concerns for children, pets and residents of Emory Estates who enjoy the ability to walk/exercise with low traffic flow -children will not be able to play safely.
- concern property values will decrease with the development of a multi-dwelling facility in the middle of single family homes and small - rural farms
- could make sale of homes/property more difficult for current home owners in the area
- increased risk of theft/property damage, risk of illegal activities increase and other possible negative impact from activities of transient renters of the Apartments.
- during severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road. During heavy rain we already have a build up of water on our streets.
- Brickey McCloud Elementary and Halls Middle and High School are already at maximum capacity and there are no plans for building/making an addition to any of these schools.
- shopping facilities are limited in the area - there have been several major grocery stores which have closed and relocated elsewhere.

We appreciate your kind attention and would appreciate a decision that did not support this proposal. Please feel free to contact us at [865-599-6601](tel:865-599-6601).

Sincerely,

Deana and Randall Stiltner
7749 Dan Lane
Knoxville, TN 37938

[Quoted text hidden]



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

[MPC Comment] Rezoning application 7B-15-SP and 7-D-15-RZ

1 message

'Ruth Coburn' via Commission <commission@knoxmpc.org>

Sun, Jul 5, 2015 at 9:59 PM

Reply-To: coburn777@yahoo.com

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

Dear Commissioners:

I am opposed to the rezoning and proposed use for rental apartments. This is a low density residential region with personally owed homes and no current MDR zoning anywhere.

The major traffic increase and congestion would be a major hazard to our neighborhood and especially the children. Our property value would decrease and make the sale of homes more difficult.

I am asking that you oppose this proposal !! The property abuts Hoff Lane and the homeowners would seriously oppose and block any attempts to connect roads to the apartment complex with Hoff Lane.

Thank you for your attention to this matter and would appreciate a decision that DID NOT support this proposal.

Sincerely,
Ruth J. Coburn
7716 Dan Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to Belle Investment Company ReZoning Application, 7-B-15-SP, 7-D-15-RZ

1 message

rcd <rcd@uscni.com>

Sat, Jul 4, 2015 at 10:30 PM

Reply-To: rcd@uscni.com

To: commission@knoxmpc.org

Cc: mike.reynolds@knoxmpc.org, "Durfee Richard (Home)" <rcd@uscni.com>

July 4, 2015

Knoxville-Knox County MPC

400 Main St, Suite 403

Knoxville, TN 37902

Dear Commissioners:

I would like to express my concern with the Belle Investment Company Rezoning Application, 7-B-15-SP, 7-D-15-RZ, to be considered at the July 9th MPC Hearing. Their proposal to rezone parcels along Emory Road from LDR to MDR for a large apartment complex at 12 dwelling units per acre is totally incompatible with the surrounding area.

I am opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with individual home owners (avg. density of less than 2 dwellings per acre). There is no current MDR zoning in the surrounding area.

Around 5-6 subdivisions/neighborhoods with over one hundred fifty homes surround the parcels in question, and about 25 homes directly about the parcels. The largest subdivision is Emory Estates where the primary parcel in question abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are given below:

- A major increase in traffic and congestion, especially in Emory Estates.
- Over 1800 vehicles per day could access the apartments.
- Increased noise and activity.
- Possible traffic safety problems for children and those walking in Emory Estates (no sidewalks).
- Property values in surrounding areas could decrease.
- Sales of homes could become more difficult.
- Possible impacts from activities of transient renters of the Apartments.
- During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create

heavy water flows toward Emory Road.

I appreciate your kind attention and would appreciate a decision that does not support this proposal.

Sincerely,

Mr. and Mrs. Richard Durfee

7737 Hoff Lane

Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning

1 message

barneyedwards@comcast.net <barneyedwards@comcast.net>

Mon, Jul 6, 2015 at 11:23 AM

Reply-To: barneyedwards@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

I am a resident of Emory Estates and I would like to express my opposition to the rezoning applications, 7-B-15-SP and 7-D-15-RZ. This is a low density residential region with personally owned homes and no current MDR zoning anywhere. The subdivisions and neighborhoods with about 150 homes surround the parcels in question, and about 25 homes directly abut the parcels.

I vigorously oppose connecting any roads of the apartment complex to Hoff Lane or any other subdivision.

Major concerns are:

- An **increase** in **traffic** in Emory Estates.
- Increased noise and activity.**
- Safety problems** for children in Emory Estates
- Property values in surrounding areas **will** decrease.
- Sales of homes **will** become more difficult.
- Impacts from activities of transient renters of the Apartments.

Please do not support this proposal.

Sincerely,

Barney L. and Mary Edwards
7809 Dan Lane
Emory Estates

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Public Hearing 7-B-15-SP and 7-D-15-RZ

1 message

David <davidbradford009@comcast.net>

Mon, Jul 6, 2015 at 10:40 PM

Reply-To: davidbradford009@comcast.net

To: commission@knoxmpc.org

Dear Commissioners

My name is George Farmer and I live at 7714 Hoff Lane in Emory Estates. I was told about the rezoning for apartments next to us.

I am totally apposed to that for many reasons. Halls is a family section of town. We DO NOT need more traffic, more kids that the schools can not hold, and putting a road through are subdivision. Halls is all about family and raising children and is low in crime

that is why we moved here and pay a high price. Please do not take this away from us (Not Just For Money). Families should

should come first. SO please deny the applications.

Sincerely

George Farmer.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed zone change

1 message

Kathy Freels <kfreels56@gmail.com>

Mon, Jul 6, 2015 at 11:37 AM

Reply-To: kfreels56@gmail.com

To: commission@knoxmpc.org

As a property manager myself i would like to protest the proposed zoning change on Emory road. I would like to express my concerns with the rezoning applications 7-B-158SP and 7-D-15RZ, to be considered at the July 9th MPC hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with surrounding area.

I am opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes and no current MDR zoning anywhere.

Around 5-6 subdivisions with perhaps one hundred fifty homes surround the parcels in question, and about 25 homes directly abut the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane.

Significant impacts of concern are given below:

A major increase in traffic and congestion where the traffic volume is already a concern with a safety issue as well with Brickey Elementary there.

Increased noise and activity.

Property values in surrounding areas could decrease. Most of the homes are owned by long term residents and have worked for decades in some cases to increase the value of their homes.

Sales of homes could be more difficult.

Possible impact of transient renters. As a property manager myself i know what will happen if affordable housing versus conventional is what goes in. I have dealt with this in my career in the rental industry.

During severe rainstorms The apartment roads, parking, rooftops and surrounding, slopes might create heavy water flows toward Emory Road.

I appreciate your kind attention and would appreciate a decision that did not support this proposal.

Kathy Freels
7603 Fortner Lane
Knoxville, Tn. 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Oppose possible rezoning for apartments

1 message

Jody gilbert <jgilberttn@gmail.com>

Mon, Jul 6, 2015 at 2:48 PM

Reply-To: jgilberttn@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

I would like to express my concerns in regards to the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the upcoming July 9th MPC Hearing. The Belle Investment Co proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

I am STRONGLY opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes and no current MDR zoning anywhere. The proposed parcel was never used for anything related to higher-density development. Prior to standing empty, it was used for a communications tower. Our roads are not suitable for taking numerous acres and increasing the density 12 fold with the current proposition. This simply does not make any sense. There are many more areas where the infrastructure is already in place where they could build and should build. Many areas where such apartments are already constructed and land is more suitable. By building where this land adjoins to Hoff Lane, you will be disrupting the many residents of the neighborhood who have bought homes here to live within the countryside setting of this beautiful part of Knoxville. We have selected this neighborhood because of the current homes and home value structure that exists. The county has a small budget for the current repairs that are constantly needed on our roads. This past winter Hoff Lane was impassable for it's current residents during the snow storms and it cannot handle an influx of traffic. Not in the winter or any season. My question: Is the county prepared to spend the money to condemn people's land when the build this monstrosity and are forced to widen the roads and install infrastructure to support their bad idea? I think not. I do not think it is wise to grant a developer permission to build such a monstrosity. It is only the developer that will be benefitting. The people of this small community will be the ones that are inconvenienced and misplaced.

Furthermore, around 5-6 subdivisions/neighborhoods with perhaps one hundred and fifty homes surround the parcels in question, and about 25 homes directly abut the parcels. The largest subdivision is Emory Estates where the primary parcel abutts Hoff Lane. We are homeowners on Hoff Lane and we are extremely opposed to any attempt to connect roads of the apartment complex with Hoff Lane. This area is not suitable for apartments. We would never have bought our home in this area if there were apartments present. You would be taking a very quiet, comfortable and residential area of one stature and completely ruining it in all its glory.

If this apartment complex debacle is approved it will increase traffic and congestion on Hoff Lane and exiting onto Emory Rd, which is already a difficult task at times. It will also put our neighborhood children at risk. The increased noise and activity from proposed apartment complex will be a large problem. Our property values will undoubtedly decrease and sales of homes will become very difficult. This is currently a very desirable neighborhood to live in and we must preserve that.

I appreciate you kind attention and would GREATLY appreciate a decision that does NOT support this proposal. Only significantly negative impacts will be had on our neighborhoods by allowing such a monstrosity to be built.

Thank you for your time,
Jody & Paul Gilbert
7628 Hoff Lane
Knoxville TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Applications 7-B-15-SP & 7-D-15-RZ

1 message

Michele Gillis <mgillis710@gmail.com>

Sat, Jul 4, 2015 at 6:13 PM

Reply-To: mgillis710@gmail.com

To: commission@knoxmpc.org

As a homeowner whose property abuts this rezoning proposal, I am greatly opposed to this property being developed for an apartment complex. The proposed property is in a LDR region of personally owned homes with no current MDR zoning in the area.

My significant concerns are as follows:

- *Water run off. Had a \$10,000 repair to my home due to a seven foot water table rise from the excavation of Hillview Farms subdivision. During heavy rains, this proposed development could increase heavier water flow through area creating greater erosion of my property and that of Belle Investment Company.

- *Traffic on Emory Road. Emory Road is a highly traveled congested road, with many traffic accidents and many drivers that do not obey the speed limit. These things will increase drastically with this development.

- *Increased noise level and activity.

- *Schools. The Brickey/Halls school zones cannot handle the influx of student population. Creating increased traffic difficulties for the children and/or their transportation to and from school.

- *Property values. Values would decrease significantly of surrounding neighborhoods and impact many homeowners. Sales of homes would be increasingly more difficult.

- *Crime. Higher crime rate due to activities of transient renters.

I would greatly appreciate your decision to not support the rezoning applications 7-B-15-SP and 7-D-15-RZ.

Michele Gillis
1955 Dairy Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Applications: 7-B-15-SP and 7-D-15-RZ

1 message

Sarah Johnson <sjohnson@hpc-law.com>

Tue, Jul 7, 2015 at 8:19 AM

Reply-To: Sjohnson@hpc-law.com

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

Dear Commissioners:

I would like to express my concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area. I am a resident of Emory Estates at 7717 Dan Lane, Knoxville, Tennessee 37938.

I am opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes (avg. density of 2 dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps one hundred fifty homes surround the parcels in questions, and about 25 homes directly about the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

We have many concerns, but the primary one is the huge increase in the traffic volume on Hoff Lane associated with residents of a medium density rental apartment complex using Hoff Lane to access the 17 acre apartment development.

Emory Estates is a one-road-in, one-road-out subdivision. Hoff Lane is that road – the only access to our homes. Hoff Lane has a narrow blind 90 turn that is challenging under the current low volume (Emory Estates residents only) traffic. The potential of adding hundreds of cars per day to this narrow and hilly road originally designed to service 50-75 homes is simply dangerous. The road is not designed to handle the volume of traffic that MDR rezoning would bring.

Other significant impacts of concern are given below:

- Increased noise and activity.
- Possible traffic safety problems for children in Emory Estates.
- Property values in surrounding areas could decrease.
- Sales of homes could become more difficult.
- Possible impacts from activities of transient renters of the apartments.
- During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road.

We respectfully request that you deny the rezoning application and leave these 17 acres zoned "Low Density Residential."

Sincerely,

Sarah R. Johnson, Attorney

Holifield & Associates, PLLC • 11907 Kingston Pike, Suite 201 • Knoxville, Tennessee 37934

Phone: 865.566.0115 • Fax: 865.566.0119 • www.holifieldlaw.com



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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Comment on File Number 7-B-15-SP 7-D-15-RZ

1 message

CK Properties <ckproperties@live.com>

Tue, Jul 7, 2015 at 9:31 AM

Reply-To: ckproperties@live.com

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

MPC & Staff:

Since I will not be able to attend your meeting on July 9, 2015 due to work commitments I am writing in concern of the zoning change request on Emory Rd. (file number 7-B-15-SP 7-D-15-RZ). This property is or has been owned by Doug Horne for several years. Over this time he has made several attempts to change the zoning to allow him to maximize his profit at the expense of the neighborhood around his property. It seems that he should have understood the present zoning and sector plan for this land prior to purchasing it and made his development plans and purchase price accordingly. He and his predecessors should not be allowed to push their financial gains by devaluing the property values of the homeowners around them.

To my knowledge he and/or his developer have never reached out to the neighbors to discuss or get input into his/their plans. As a matter of fact prompted by your post card, Notice of Public Hearing, I found out from the owner of the home at 2129 E. Emory Rd. that Doug Horne has a contract to purchase his house beside my property at 2127 E. Emory Rd. I am assuming that the developer plans to use this land as an entrance to their development.

To better understand what the developer plans to do to two sides of my property I reached out to them the evening I received your post card. To this point they have been either unable or unwilling to provide me documents of what they plan to do. With a storm drain in place on the uphill (back) of my property I am very concerned with what their proposed higher density development will do to my land and structure. Even a clogged storm drain has caused flooding in our crawl space in the past. High density development and the associated loss of rain absorption will increase the chances of future water damage and flooding for me. A retention pond near my property would most likely decrease my property value from an aesthetic standpoint.

Please deny this zoning variance request and allow our neighborhood to continue to grow in the way that those that live there have planned and invested in. And, in the way we have been told the MPC has planned for us.

Sincerely,

Jeff Keith

Ph. [865-803-4492](tel:865-803-4492)

—



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

[MPC Comment] Rezoning 7-B-15-SP, 7-D-15-RZ

2 messages

Kevin Lewis <klewis7804@comcast.net>

Sun, Jul 5, 2015 at 7:26 PM

Reply-To: klewis7804@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

I would like to express my deep concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR To MDR for a large apartment complex are totally incompatible with the surrounding area.

I am very opposed to the rezoning and the proposed use for a rental apartment complex. This a low density residential region with personally owned homes (avg. density of 2 dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps one hundred fifty homes surround the parcels in question, and about 25 homes directly about the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are given below:

- A major increase in traffic and congestion, especially in Emory Estates.
- Increased noise and activity
- Possible traffic safety problems for children in Emory Estates.
- Property values in surrounding areas could decrease.
- Sales of homes could become more difficult.
- Possible impacts from activities of transient renters of the apartments.
- During severe rainstorms, the apartment roads, parking , rooftops, and surroundings slopes might create heavy water flows toward Emory Road.
- Increase in potential crime
- This area is residential homes and has no place for apartments.

I appreciate your kind attention and would strongly appreciate a decision that did not support this proposal.

Sincerely,

Kevin Lewis
7804 Dan Lane
Knoxville, TN 37938

—
This message was directed to commission@knoxmpc.org

Lorie Turner <lturner7804@comcast.net>
Reply-To: lturner7804@comcast.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Sun, Jul 5, 2015 at 8:12 PM

Sent from my iPhone

Begin forwarded message:

From: Kevin Lewis <kLewis7804@comcast.net>
Date: July 5, 2015 at 7:24:48 PM EDT
To: Lorie Lorie <lturner7804@comcast.net>
Subject: Rezoning 7-B-15-SP, 7-D-15-RZ

Dear Commissioners:

I would like to express my deep concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR To MDR for a large apartment complex are totally incompatible with the surrounding area.

I am very opposed to the rezoning and the proposed use for a rental apartment complex. This a low density residential region with personally owned homes (avg. density of 2 dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps one hundred fifty homes surround the parcels in question, and about 25 homes directly about the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would SERIOUSLY OPPOSE ANY ATTEMPT TO CONNECT ROADS OF THE APARTMENT COMPLEX WITH HOFF LANE.

Significant impacts of concern are given below:

- A major increase in traffic and congestion, especially in Emory Estates.
- Increased noise and activity
- Possible traffic safety problems for children in Emory Estates.
- Property values in surrounding areas could decrease.
- Sales of homes could become more difficult.
- Possible impacts from activities of transient renters of the apartments.
- During severe rainstorms, the apartment roads, parking , rooftops, and surroundings slopes might create heavy water flows toward Emory Road.
- Increase in potential crime
- This area is residential homes and has no place for apartments.

I appreciate your kind attention and would strongly appreciate a decision that did not support this proposal.

Sincerely,

Lorie D. Turner
7804 Dan Lane
Knoxville, TN 37938

[Quoted text hidden]



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

[MPC Comment] Rezoning Applications 7-B-15-SP & 7-D-15-RZ

1 message

Lisa McDougle <lisamcdougle@icloud.com>

Fri, Jul 3, 2015 at 4:44 PM

Reply-To: lisamcdougle@icloud.com

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

As a homeowner whose property abuts this rezoning proposal, I am greatly opposed to this property being developed for an apartment complex. The proposed property is in a LDR region of personally owned homes with no current MDR zoning in the area.

My significant concerns are as follows:

- *Water run off. Had a \$10,000 repair to my home due to a seven foot water table rise from the excavation of Hillview Farms subdivision. During heavy rains, this proposed development could increase heavier water flow through area creating greater erosion of my property and that of Belle Investment Company.

- *Traffic on Emory Road. Emory Road is a highly traveled congested road, with many traffic accidents and many drivers that do not obey the speed limit. These things will increase drastically with this development.

- *Increased noise level and activity.

- *Schools. The Brickey/Halls school zones cannot handle the influx of student population. Creating increased traffic difficulties for the children and/or their transportation to and from school.

- *Property values. Values would decrease significantly of surrounding neighborhoods and impact many homeowners. Sales of homes would be increasingly more difficult.

- *Crime. Higher crime rate due to activities of transient renters.

I would greatly appreciate your decision to not support the rezoning applications 7-B-15-SP and 7-D-15-RZ.

Lisa McDougle
1954 Dairy Lane
Knoxville, TN 37938

Sent from my iPad

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Applications 7-B-15-SP and 7-D-15-RZ

1 message

jmcdougles@comcast.net <jmcdougles@comcast.net>

Fri, Jul 3, 2015 at 5:31 PM

Reply-To: jmcdougles@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

I would like to express my concern and opposition with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, that are to be considered at the July 9th, 2015 MPC Hearing.

The Belle Investment Company proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are incompatible with the surrounding area.

Please consider my opposition to the rezoning and proposed use for a rental apartment complex. This area/region is low density residential with personally owned homes and no current MDR zoning anywhere in the area. The current average density is approximately two dwellings per acre.

My property directly abuts the proposed rezoning.

My significant concerns are the following:

Increased noise level and activity to a quiet area.

Possibility of higher crime due to activities of transient renters who do not have "ownership" for the safety of the area.

Greater increase of traffic on Emory Road which is already a highly traveled road.

Brickey-McCloud Elementary school and Halls school zone could not handle the influx of students with their respective current school(s) current population.

Potential for property values to decline in the immediate area.

I would appreciate your kind attention and would appreciate a decision that does not support rezoning applications 7-B-15SP and 7-D-15RZ.

Sincerely,
John Edwin McDougles
1954 Dairy Lane
Knoxville, TN 37938

—

This message was directed to commission@knoxmpc.org

Dear Commissioners:

I would like to express my concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. I definitely agree that the Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

I am opposed to the rezoning use of this land for apartment rental. We live on Dan Lane in **Emory Estates**. My concern is the traffic that this large complex apartment would generate through my subdivision, the noise it would cause, as well as the water problems this could possibly create during severe rainstorms. I already have a problem with water running down my driveway when it rains. We bought a home a few years ago in this nice quiet subdivision and would like to keep it that way. We definitely are against and hope you will not pass this proposal.

Sincerely,

Mr./Mrs. Homer McMahan
7704 Dan Lane
Knoxville, TN 37938



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

[MPC Comment] Apartment Complex on Emory Rd

1 message

shepnix@comcast.net <shepnix@comcast.net>

Mon, Jul 6, 2015 at 9:30 PM

Reply-To: shepnix@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

We would like to express our concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

We are opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes and no current MDR zoning anywhere.

You can probably count on at least 400 additional cars on Emory (2 cars per apartment). Emory Rd is already a very busy road. We cannot imagine perhaps even 150 more cars driving by our house on Hoff Lane to get into the apartment complex.

Please consider the following. *How about the overcrowding of our local schools? Would this then force those already attending to be rezoned to make room for the children in the complex? *We believe this zoning would seriously be detrimental to the selling of our homes. *Hoff Lane is not designed to withstand the additional traffic. *Multiple cars would be speeding up the street with additional noise and exhaust. We could go on, but we hope you can understand what it would be like.

In conclusion, we agree with Emory Estates' homeowners who seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

We appreciate your kind attention and would ask that you please not support this proposal.

Sincerely,

Mr. & Mrs. Robert Nixon
7601 Hoff Lane
Knoxville, TN 37938

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference Files numbers 7-B-15-SP, 7-D-15-RZ

1 message

eaglefoodsales@comcast.net <eaglefoodsales@comcast.net>

Mon, Jul 6, 2015 at 3:16 PM

Reply-To: eaglefoodsales@comcast.net

To: commission@knoxmpc.org

Greetings from Emory Estates !

I'll make this as short and to the point as I can think of today.

1. Rental apartments in general are not a bad thing, I have lived in several and was grateful for the roof over my head at the time. However, I do not ever recall living in one that was surrounded by homes that averaged about half acre lots. This is clearly a fairly "low density" part of the county. I honestly do not know where the closest apartment complex to this subdivision is and I've lived here over 15 years.

2. Due to the slope and size of the tract in question, I believe that their could be significant water run off issues that could impact not only Emory Road but also Beaver Creek. That much parking area and roof area could no doubt cause significant traffic and environmental issues. And, HPUD is having so much trouble with sewer overflows now that they just raised our rates yet again.

3. Emory Estates is all dead ends or cul-de-sacs. **The possibility that Hoff Lane could be opened as some sort of entrance access to this area is just ludicrous.** We have a 90 degree turn on Hoff Lane which, I am told, was initially designed by Mr. Hoffmeister to slow traffic down. It does, and we have families walking / biking / jogging through this neighborhood regularly. Opening Hoff Lane to this tract will lead to apartment dwellers (often younger and more inexperienced drivers I certainly was) speeding through here and no doubt lead to injuries or deaths. Also, I believe we enjoy somewhat lower crime rates in this subdivision because criminals know there is really only one way to drive in or out of here. Too easy for the police to catch the crooks.

I know that you can't stop "progress", even if it turns out to be something else. However, in this case I would hope that the folks involved in these deliberations will realize that allowing a large number of rental units on this tract is probably a bad idea and the idea of extending Hoff Lane may be the worst idea you ever considered. Please explore the facts before you act.

Thank you all,

Doug Pullin
2221 Steven Drive
Knoxville, TN 37938

(865) 789-1250



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

[MPC Comment] Rezoning 7-B-15-SP & 7-D-15-RZ

1 message

Vicki <vickirich@comcast.net>

Mon, Jul 6, 2015 at 4:29 PM

Reply-To: vickirich@comcast.net

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

Dear Commissioners,

I would like to express my concern as I am opposed to the rezoning and proposed use for a rental apartment complex along Emory Road.

The hearing is scheduled at a time (July 9 @ 1:30) I am unable to attend, thus I pray this reaches your office in time.

There are many concerns and my main one being my children. My home within the subdivision in Emory Estates has been a safe, secure and quiet place for my family for many years. I have a mentally challenged daughter and a 6 year old grandson living with us. My family's well being is my main concern. Increased noise and excess traffic being the top of my list of concerns. Secondly my home deprecation as well as the home being more difficult to sell once my husband retires.

I would greatly appreciate a decision that did not support this proposal.

Blessings,
Victoria Rich

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Public Hearing on July 9th. at 1:30 P.M.

1 message

msheehy77@comcast.net <msheehy77@comcast.net>

Mon, Jul 6, 2015 at 4:19 PM

Reply-To: msheehy77@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

It has come to our attention that there is rezoning applications, 7-B-15-SP and 7-D-15-RZ to be heard on July 9th at the MPC hearing. We strongly oppose the approval of these two applications for the following reasons, 1 Major increase in traffic. 2 Safety hazards for the neighborhood children 3 Increase in noise and activity. 4 Depreciation of home values in the surrounding subdivisions. 5 The increased negative activity connected to multi unit projects such as this. We have lived in Emory Estates since 1996. It has always been a safe place for people to live and raise their families. This whole area should remain single family homes so other families can enjoy the same safe and enjoyable environment that we have here. Thank you so much in advance for denying these applications, Mr. Michael Sheehy and Ms. Cathy Rabin, 7718 Hoff Lane, Knoxville, Tn. 865-281-2808

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Items 7-D-15-RZ and 7-B-15-SP, Agenda Item # 40

1 message

Michael Stomer <MStomer@smeinc.com>

Mon, Jul 6, 2015 at 10:38 PM

Reply-To: mstomer@smeinc.com

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

Dear Commissioners,

I am in strong opposition to the proposed rezoning and proposed use of the approximately 17 acre parcel which is immediately west of the Emory Estates subdivision where I have resided for nearly 30 years. We enjoy the quietness and our neighbors, many of whom have lived here their entire adult lives. We enjoy our current way of life, so much so, that many of our children have returned to buy homes in the subdivision where they were raised. Our subdivision is comprised of single family dwellings having a minimum lot size of 0.5 acres, and an average density of 1.2 du/ac. The adjacent subdivisions to the west of the subject property, also comprised of single family dwellings, have a density of 2.5 du/ac. We do not need to have an apartment complex wedged between our subdivisions that will violate the North County Sector Plan. I presume that much effort and thought was put into the Sector Plan, and we should respect the professional effort that was expended to provide a high quality of life for the residents of Knox County. I understand that the Commission recommends a density up to 5 du/ac. This is twice the current land use of the adjacent subdivisions, and will lower the property values of many, while benefitting a few. The insertion of a transient apartment complex between two low density subdivisions would be disruptive to our lifestyle.

If secondary access is granted via Hoff Lane, the increased traffic would cause unsafe conditions for the walkers/joggers who currently do not currently feel threatened by traffic. There is a sharp 90 degree turn on Hoff Lane where several accidents occur every year during wet/snowy weather. Increased traffic would make this condition worse.

The traffic increase on Emory Road would cause increased backup on Emory Road in the mornings and the exit ramp on I-75 in the evenings. This is already a safety problem, drivers stopped in the right lane of the interstate as truckers pass by at interstate speeds.

The entrance to an apartment complex via the center turn lane on Emory Road would be dangerous.

If Medium Density Residential zoning is allowed, and a transient renter population is inserted into a residential area, there is a concern of increased theft, vandalism and trespassing problems. We don't need to be concerned about "strangers" walking in our neighborhood and traffic disrupting the solitude and decreasing the safety of our community.

In summary, it is apparent that an apartment complex would not be compatible with the surrounding properties. Please consider keeping the density to 2.5 du/ac to retain the quality of life in our area.

7/7/2015

KnoxMPC Mail - [MPC Comment] Rezoning Items 7-D-15-RZ and 7-B-15-SP, Agenda Item # 40

Best regards,

Michael R. Stomer

7731 Dave Road

Knoxville, TN 37938

[865-804-4334](tel:865-804-4334)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-B-15-SP and 7-D-15-RZ

1 message

Jack Tallent <jtallent@kmfpc.com>

Tue, Jul 7, 2015 at 9:31 AM

Reply-To: jtallent@kmfpc.com

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

Sending this to let you know of my objection to the proposed rezoning to MDR on the above file--17 acres off Emory Road. This proposed rezoning is totally out of character for the area and can negatively impact all surrounding neighborhoods.

No traffic from an apartment complex should be flowing into existing subdivisions as would occur.

An apartment complex would increase water into Emory Rd and then into Beaver Creek which already floods all the time.

The impact on overall tax base would be negative as home values for all surrounding properties would go down. This is a bad plan and should be denied. Thanks for your consideration. Jack Tallent

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-B-52-SP and 7-D-15-RZ

1 message

dwagner07@comcast.net <dwagner07@comcast.net>

Tue, Jul 7, 2015 at 9:45 AM

Reply-To: dwagner07@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

We would like to express our concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

We are opposed to the rezoning and proposed use for a rental apartment complex. This is low density residential region with personally owned homes (avg. density of 2 dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/ neighbors with perhaps one hundred fifty homes surround the parcels in question, and about 25 homes directly abut the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are given below:

- o A major increase in traffic and congestion, especially in Emory Estates.
- o Increased noise and activity.
- o Possible traffic safety problems for children in Emory Estates.
- o Property values in surrounding areas could decrease.
- o Sales of homes could become more difficult.
- o Possible impacts from activities of transient renters of the Apartments.
- o During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create

We appreciate your kind attention and would appreciate a decision that did not support this proposal.

Respectfully,

Danny & Jennifer Wagner

1935 Trent Valley Lane

Knoxville, TN 37938

Sent from XFINITY Connect Mobile App

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-B-15-SP, 7-D-15-RZ

1 message

terrill wiskowski <knoxpops1939@gmail.com>

Sat, Jul 4, 2015 at 11:11 AM

Reply-To: knoxpops1939@gmail.com

To: commission@knoxmpc.org

Cc: "knoxpops1939@gmail.com" <knoxpops1939@gmail.com>

Dear Commissioners,

With regards to the property proposed for rezoning (7-B-15-SP, 7-D-15-RZ), we are firmly opposed to the change from LDR to MDR for many reasons. We are property owners adjacent to the proposed parcel of land. We live on Trent Valley Lane, and as senior citizens, property tax payers, and Knoxville citizens we are concerned about how the proposed change, especially with apartment complexes that would affect property values, drug trafficking, and overall crime in our peaceful neighborhood. Please don't let this happen.

Terrill and Sharon Wiskowski

1929 Trent Valley Lane

Knoxville, Tn 37938

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This message was directed to commission@knoxmpc.org