

7-D-15-RZ - 7-B-15-SP - opp - Bunch

RECEIVED

7738 Hoff Lane
Knoxville, Tennessee 37938
July 4, 2015

JUL - 9 2015

Metropolitan
Planning Commission

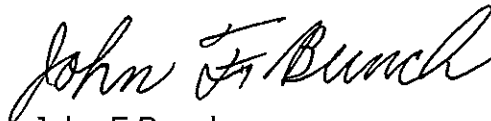
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Dear Commissioners:

I am opposed to the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be reviewed at the MPC Hearing on July 9, 2015. My home on Hoff Lane, in the Emory Estates subdivision, is exactly one block from the proposed apartment complex. I bought this home because it was in one of the best neighborhoods in Halls, filled with nice homes and good neighbors. The property has retained its value well.

Putting in apartments here would definitely decrease property values. It is an area of nice, upper middle class homes. After living in apartments for 17 years, I finally purchased my first home here. I did this to get away from apartments. Apartments are okay, but homes are much nicer. Apartments simply do not belong in this area. That is why it was zoned as low density residential in the first place. I formally request that the zoning for this area not be changed.

Sincerely,



John F Bunch
Homeowner



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

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

1 message

'Norma Cardwell' via Commission <commission@knoxmpc.org>

Wed, Jul 8, 2015 at 3:08 PM

Reply-To: cardwellnf@yahoo.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 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 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:

- A major increase in traffic and congestion, especially in Emory Estates.
- Increased noise and activity.
- Possible traffic safety problems for children and pets 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 flows towards Emory Road.

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

Sincerely,

James Cardwell
Norma Cardwell

7800 Hoff Lane
Knoxville, TN 37938

--

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

1 message

Carol Forsythe <carolforsythe@gmail.com>

Wed, Jul 8, 2015 at 9:30 PM

Reply-To: carolforsythe@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

We would like to express my concern with the rezoning applications mentioned above to be considered at the July 9th MPC Hearing. The proposals to rezone 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 area is a low density residential region with personally owned homes and no current MDR zoning anywhere.

Significant impacts of concern are:

- Possible traffic safety problems for children
- Property values in surrounding area would decrease
- Possible impacts from activities of transient renters of the apartments

We appreciate you attention and would appreciate a decision that will not support this proposal.

Sincerely

Charles and Carol Forsythe
1914 Faildale Way
Knoxville, TN 37938

--

This message was directed to commission@knoxmpc.org

7-D-15-RZ-7-B-15-SP-opp-Henry

RECEIVED

JUL - 9 2015

Metropolitan
Planning Commission

To; Knox County Planning Commission;

My name is Guy Henry my property joins the land that is up for rezoning, to build apartments, we were one of the first to build, there wasn't a road when we built, we helped pay for the road to our property, so you can see how long we've lived here, we raised a son and our grandsons grew up playing in the street, Emory estates was one of the first development in this area. It will be changed forever with this zoning change.

It will not affect only our subdivision, but the whole region, large apartment complexes does exist now, if this is approved, it would open the flood gates for further large apartment complexes to follow. Please think very carefully in what you are about to do, like I said our little subdivision is quiet and peaceful family walk their dogs, kids play in the street, ride their bicycles, every one watches out for them, even our squires, rabbits and other small animals travel the road also, no sidewalks so everyone has to use the street, its always been safe for them to play.

You all also have families, so each of you can appreciate my concern, even though my family has grown up and left, my concern is my neighbors and their families.

If there is any way to avoid this, it would certally be appreciated by everyone in the Hall/Powell community; please keep this area restricted to houses not large apartment complexes.

Thank you for your time;

Guy Henry;

7809 Hoff Ln

865-254-4930;



7-D-15-RZ - 7-B-15-SP-opp- Hensley

RECEIVED

JUL 9 2015

Metropolitan
Planning Commission

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 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 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:

- 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 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.

Sincerely,

John Hensley



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

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

1 message

Kelly, Jane A <JKelly@mc.utmck.edu>

Thu, Jul 9, 2015 at 8:17 AM

Reply-To: jkelly@mc.utmck.edu

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

Knoxville_Knox County MPC,

I am writing in my concern for the zoning that is affecting **my safety** and **financial security** in Emory Estates. I am a single, nurse that has worked very hard to be able to keep my home in Emory Estates past a divorcee 8 years ago for my son and myself. Many times I have looked at relocating but I have always felt safe in my neighborhood because I lived on a dead in off a dead in street. There is not a lot of traffic through our neighborhood. It is a VERY SAFE neighborhood and is an attraction for buyers to our wonderful haven. Earl Hoffmesiter and his family lived in this neighborhood for years and it has maintained small close neighborhood despite we do not have a neighborhood association. The apartments would bring increased traffic flow that would be dangerous for our children. We do not have speed bumps and do not desire to have them in our neighborhood which I am sure the increase flow would bring. Another concern is increased population access to our neighborhood. As stated, it is comprised of many dead ends, that helps with speeding and possibly thief. We have a low crime rate in our neighborhood and I am concerned that increased access would increase that. I am SCARED to have that happen and do not think this is even necessary.

As a healthcare professional, I am concerned over the **Water Safety**. Halls water is already absorbingly high. I pay 45.month minimal rate. My boyfriend with a pool water is not that. I do my laundry and anything that I can to keep my water bill down. When my water was tested indep ently, 8 years ago, our water was very substandard. What will 200 apartments, Washing cars, do to our sewer and water quality? Are they prepared to handle that? Will it feed into our already **dated sewer system**.

Fincancial – I work very hard to keep this home. It is what I got out of my divorcee. IT IS MY RETIREMENT> it will have to be sold.!!!!!!!!!!!!!!.

Your decision impacts my financial future, I already work 2 jobs as a nurse to maintain this home and may be in the process of selling already. You decision could cost me 10 years of savings. That is what I have left to save before I retire. I urge to consider how your decision are affecting the SAFETY and FINANCIAL FUTURE of Emory Estates. .

—

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 Concerns

1 message

Monica Petree <mpetree@pyapc.com>

Thu, Jul 9, 2015 at 9:23 AM

Reply-To: mpetree@pyapc.com

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

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

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 today at the MPC hearing. The Belle Investment Company proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex would have significant impacts to our neighborhood and surrounding area. We reside within the Emory Estates subdivision and from what we understand, the apartment complex would connect to our roads within our subdivision causing a major increase in traffic and congestion. In addition, the complex, at a minimum, would house 500 people which could cause potential rezoning for the public school systems due to the increased enrollment of children from this complex. The traffic congestion that already exists along Emory Road would be further impacted by adding this volume of people to the immediate area. Currently, during rush hour traffic accessing or exiting the Emory Road exit takes approximately 20 minutes given the traffic volume using Emory Road. If the commission approves these applications, consideration will have to be given to the increase in traffic volume that will exist due to this amount of residents being added to the area. Lastly, research suggests that neighborhoods that abut to apartment complexes almost always have a negative value on existing single-family homes. My husband and I do not support this proposal and would appreciate your consideration of the aforementioned items prior to making your decision.

Thank you,

Garren and Monica Petree

7600 Hoff Lane

Knoxville, TN 37938

Monica L. Petree, MBA, RHIA, CPC**Senior Consultant | PYA**

P (865) 684-2773 | C (865) 719-0394 | Toll Free (800) 270-9629

Cherokee Mills | 2220 Sutherland Avenue, Knoxville, TN 37919

www.pyapc.com

******IMPORTANT NOTICE******

This E-mail (including any attachments) contains **PRIVILEGED AND CONFIDENTIAL INFORMATION** protected by Federal and/or State law and is intended only for the use of the individual(s) or entity(ies) designated as recipient(s). If you are not an intended recipient of the E-mail, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of this E-mail is strictly prohibited. Disclosure to anyone other than the intended recipient does not constitute a waiver of any applicable privilege.

If you have received this E-mail in error, please immediately notify us by phone at [\(800\) 270-9629](tel:8002709629) or reply to the sender of this email and then permanently delete the original and any copy of this E-mail (including any attachments) and destroy any printout thereof.

—

This message was directed to commission@knoxmpc.org

7-D-15-RZ - 7-B-15-SP - opp - Sanford

RECEIVED

JUL - 9 2015

Metropolitan
Planning Commission

July 5, 2015

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 35 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.

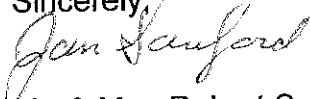
Other significant concerns are listed below:

- 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. Robert Sanford
7740 Dan Lane
Knoxville, TN 37938



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

Fwd: Halls area rezoning, North Emory

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Wed, Jul 8, 2015 at 5:28 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mike Brusseau <mike.brusseau@knoxmpc.org>

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

From: **Amanda Scheele** <amanda.scheele@inbox.com>

Date: Wednesday, July 8, 2015

Subject: Halls area rezoning, North Emory

To: mike.reynolds@knoxmpc.org

Mr. Reynolds,

We recently received a notice of a plan to rezone our immediate area to accommodate the addition of apartment buildings nearby. We live off of Emory Rd. in Halls near Brickey-McCloud Elementary School. We will be unable to attend the public meeting July 9th. We are opposed to rezoning the area for numerous reasons. Foremost, this action has the potential to depress property values. In addition, we would be opposed to those apartment buildings being used for low income /HUD housing. In general, the addition of apartment buildings will take away from the beauty of our area. We are aware that our neighbors are also opposition to this plan. While we are supportive of the addition of new residential single family homes, we stand against the building of apartments. Thank you for considering our concerns.

Sincerely,

Mr. And Mrs. James R. Scheele

**Free 3D Earth Screensaver**Watch the Earth right on your desktop! Check it out at www.inbox.com/earth

—
Michael Reynolds, AICP
Knoxville-Knox County Metropolitan Planning Commission
www.knoxmpc.org

Sent from my iPhone

7-D-15-RZ-7B-15-SP-opp-Sherlin

RECEIVED

JUL - 9 2015

Metropolitan
Planning Commission

Dear Commissioners,

I would like to express my concern with the rezoning applications 7-8-15 SP and 7-D-15-RZ to be considered at the July 9th MPC Hearing. The Bellemeire Co. proposals to rezone parcels along Emory Rd. from R-DK to MDK for a large apt complex are totally incompatible with the surrounding area. I have lived here in Emory Estates for 34 yrs. I'm concerned about the increase in traffic and congestion. I am very concerned about the decrease in property values and making homes more difficult to sell. I'm a widow and have always felt safe to live here. Possible impacts from activation of transit center of the apt. is a big concern. I appreciate your kind attention and would appreciate a decision that did not support this proposal.

Sincerely, Mrs. Mabel Sherlin

7728 Daw Lane, Knoxville TN 37938



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

[MPC Comment] rezoning 7-B-15-SP, 7-D-15-RZ Emory Road apartments

1 message

Douglas Stambaugh <Douglas.Stambaugh@lawsonproducts.com>

Wed, Jul 8, 2015 at 12:06 PM

Reply-To: douglas.stambaugh@lawsonproducts.com

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

To whom it may concern:

I wish to express my disconcern with the rezoning ammendments 7-B-15-SP and 7-D-15-RZ that is up for review on the July 9th MPC hearing. The Belle INvestment Company proposals to rezone a parcel or parcels of land along Emory Road from LDR to MDR for a large apartment complex are totally incompatable with the surrounding community.

I am vehemently opposed to the rezoning and proposal use for an apartment complex. This is a low density residential region adjacent to personally owned homes in an established high end neighborhood. and no current MDR zoning (apartments) anywhere.

There is a petition going around in the area, with most, if not ALL Emory Estates homeowners opposing this amendment or rezoning.

I appreciate your attention in this matter and would appreciate your decision in NOT supporting this proposal or amendment.

Mr. Douglas Stambaugh

7814 Debra Drive

Emory Estates Subdivision

Knoxville, TN 37938

Douglas B. Stambaugh

--

7/8/2015

KnoxMPC Mail - [MPC Comment] rezoning 7-B-15-SP, 7-D-15-RZ Emory Road apartments

This message was directed to commission@knoxmpc.org

7-D-15-RZ-7-B-15-SP-opp-Wallace

RECEIVED

Jul 9 2015

Billy W. Wallace
2217 E. Emory Rd.
Knoxville, TN 37938
(865) 689-2328

Metropolitan
Planning Commission

July 5, 2015

Knoxville-Knox County Metropolitan Planning Commission
Suite 403, City-County Building
400 Main Street
Knoxville, Tennessee 37902

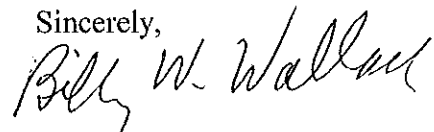
Dear Commisioners:

Please reject rezoning applications **7-B-15-SP** and **7-D-15-RZ** that are to be considered at the MPC meeting on July 9, 2015. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are completely incompatible with the surrounding area.

I oppose the rezoning and use of this land to MDR and its proposed use for a rental apartment complex of up to 12 du/ac. I live within eyesight of this property. The surrounding area is a low density residential region with personally owned homes with an average density of 2 dwellings per acre. There is no MDR zoning anywhere nearby. *Please deny this request.*

Thank you for your consideration.

Sincerely,



Billy W. Wallace