



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

[MPC Comment] Item #39, File ID 3-D-15-UR

1 message

David M. Weakley <dmwvols@comcast.net>

Sat, Mar 7, 2015 at 7:38 PM

Reply-To: dmwvols@comcast.net

To: commission@knoxmpc.org

I urge you to vote against the proposed rezoning, as recommended by the MPC Staff.

- This change is not consistent with the Southwest County Sector Plan which designates low density residential and stream protection for the property.
- Permitting the production and storage of mulch in the amount proposed would likely lead to pollution of the stream.
- While the present nursery does maintain some mulch on the site, it is confined and the proposal calls for a much larger area to be used for mulch storage.
- The property is located in the heart of numerous residential neighborhoods, with no commercial businesses located within one mile of the property.
- Permitting this business to operate on this property would create additional commercial traffic in a residential area, with many of these larger trucks.

Thank you very much for considering my concerns and request.

David M. Weakley

2025 Madison Grove LN

(865) 207-4558

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Item 39, File: 3-D-15-UR: Mulch Company on Northshore

1 message

'Stanley Miller' via Commission <commission@knoxmpc.org>

Mon, Mar 9, 2015 at 7:16 PM

Reply-To: stanphyl2k@aol.com

To: commission@knoxmpc.org, tom.brechko@knoxmpc.com

---Original Message---

From: Stanley Miller <stanphyl2k@aol.com>

To: commission <commission@knoxpc.org>

Cc: newkhoa1993 <newkhoa1993@gmail.com>

Sent: Mon, Mar 9, 2015 7:09 pm

Subject: Item 39, File: 3-D-15-UR: Mulch Company on Northshore

Dear Metropolitan Planning Commission/ Mr. Tom Brechko:

This is to express my concern for a mulch manufacturing facility directly across the street from Kensington Subdivision on Northshore Drive. We have lived in Kensington since August 1998. Although the traffic issue itself with trucks trying to turn in and out of the Northshore on this stretch in front of our neighborhood entrances is concern enough the odor from the manufacture of mulch is another big concern. Every time a skunk is hit on Northshore the odor of that skunk remains in the neighborhood for many hours as it wafts up the hillside into the neighborhood. Fermenting mulch is not a transient odor and will cause undo smell in the area daily. These are some of the reasons our Homeowner's association (NKHOA) as well as myself express our sincere concern if this is allowed to occur directly across from Kensington and essentially in the neighborhood of Creekside itself.

Thank you for hearing our concerns.

Stanley Miller MD
Phyllis Miller
1520 Britling Drive
Knoxville, TN 37922
[865-691-2224](tel:865-691-2224) (home phone)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Northshore Drive Mulch Company

1 message

Holly <hmwebb1135@gmail.com>

Mon, Mar 9, 2015 at 8:57 PM

Reply-To: hmwebb1135@gmail.com

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

Hello,

I am writing in concern about the proposed project of the Mulch Company on Northshore Drive where Creekside Nursery currently presides. I have enjoyed Creekside Nursery over the past 10 years we have lived in the Kensington subdivision. We have purchased many of their spring plantings, summer vegetables, fall plantings and winter decorations. However, I am concerned about the impact a mulching company would have in our area. We live in a heavily residential area. We do have businesses scattered along Northshore but those are not industrial. A mulching company would be a business that would produce noise, smells, smoke and increase traffic of heavier equipment in residential community. As much as I appreciate Creekside Nursery, I do not think that is appropriate. I hope you will consider the current zoning for this property as the creek area that runs through that area of Northshore could be affected as well. This is a natural area in which we still see wildlife. As much as this can be a problem for the traffic, it is a joy to continue to see the deer and foxes in this area. I would think the noise from the trucks and grinding of the mulch would impact this population as well. Northshore Drive is a great residential area, I hope to see it remain as such.

Thank you,

Holly Webb

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Creekside Mulch Company

1 message

Patrick Webb <pwebb135@gmail.com>

Mon, Mar 9, 2015 at 9:05 PM

Reply-To: pwebb135@gmail.com

To: commission@knoxmpc.org

I would like to voice my concern over the development of Creekside Nursery's property into a Mulch Production Site. While I have enjoyed Creekside Nursery's presence I feel the addition of a production facility will bring more traffic, noise, and dirt to this stretch of Northshore Drive. There is already a lot of traffic and congestion along this stretch of Northshore Drive and this will only add to the problems. I also feel that it would lower home values of the surrounding 3 subdivisions. Please deny the request for further development on the property across from Northshore Drive from Kensington subdivision.

V/r

Patrick Webb
1532 Botsford Drive
Kensington Subdivision
Knoxville, TN 37922

—

This message was directed to commission@knoxmpc.org

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Heritage Woods
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Kincer Farm
Lakeridge
Lovell Rd./Lovell View
Lovell Woods
Lyons Crossing
Madison Ridge
Magnolia Pointe
McKenzie Meadows
Morgan Place
New Kensington
Northshore Landing
Seven Oaks-East
Seven Oaks West
Sherman Oaks
Statesview
Suburban Hills
Tan Rara Oeste
Trails End
View Harbor
Wayne Provence
Wesley Place
Westland - West
Westshore
Woods at Bluegrass
Woods at West Valley

This request from The Mulch Company at Northshore Drive and Bickerstaff Blvd, with a street address of 8718 S. Northshore Dr., which is also the location of Creekside Nurseries, Inc. is a proposal for a commercial mulching operation to produce, store, and sell mulch.

We agree with all of these points made by the MPC staff, which recommends denial:

1. While a commercial mulching operation may be acceptable on a major arterial road in a more rural area, or adjoining commercial or industrial property, it is not appropriate in an area that is primarily residential development.
2. The proposed entrance for the facility will be located across from Bickerstaff Blvd. with a slight offset to the northeast. That intersection offset in combination with the turn lanes on S. Northshore Dr. has the potential of creating additional traffic conflicts on S. Northshore Dr.
3. The noise associated with the grinding operation for processing the mulch and the odors that will be associated with the eight stockpiles of mulch will have a negative impact on the established residential neighborhoods.
4. The proposed commercial mulching operation does not meet the use on review standard on minimizing the adverse impact on neighboring property.
5. The proposed facility will impact the existing use on review approval for the nursery by making that site more nonconforming to the Zoning Ordinance requirements.
6. The proposed development is not consistent with the general standards for uses permitted on review: The proposed development is not consistent with the adopted Sector Plan. The use is not in harmony with the general purpose and intent of the Zoning Ordinance. The use is not compatible with the character of the residential neighborhood where it is proposed. The proposed use could have negative impacts on the value of adjacent property.

Margot Kline

Margot Kline
President, Council of West Knox County Homeowners

President:	Margot Kline	margotkline@gmail.com
Vice President:	Sue Mauer	690-0269 (ph) 769-2503 (fax)
Secretary:	Judy Horn	jmjh2010@gmail.com
Treasurer:	Dave Rivoira	drivoira@comcast.net
Parliamentarian:	Jerry Erpenbach	Erpenbach_j@bellsouth.net

Roger Giles rwgiles@yahoo.com
Matt Jagnow mjagnow1@utk.edu
Tootie McCook tootiem125@aol.com
Frank Slaale fslaale@toolcrib.com



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

Fwd: proposed mulch facility at Creekside Nursery

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:57 AM

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

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

From: **Jerry Jarrard** <jerry.jarrard@att.net>

Date: Thu, Mar 5, 2015 at 1:50 PM

Subject: proposed mulch facility at Creekside Nursery

To: tom.brechko@knoxmpc.org

Mr. Brechko,

I am Yvonne Jarrard. We spoke briefly yesterday regarding Creekside Nursery's proposal to sell acreage to the Mulch Company for the purpose of having a mulching facility. Let me state plainly, that is a horrible idea! Having such a facility on a heavily traveled Northshore is unthinkable. Does MPC realize how many upscale neighborhoods run along this area not to mention Kensington (which I reside) is directly across the street?

I am also upset, not only as a Kensington resident and a board member, that our homeowner's association was not informed by MPC. Supposedly, there were cards sent to potentially impacted neighbors 200 feet away. Let me tell you that mulch can be "smelled 24/7" more than 200 feet away. It was only by accident that I found out. We as a neighborhood deserved the opportunity to have the time to voice and mount an opposition.

The following points must be considered to vote NO:

1. ADDITIONAL TRAFFIC:

The addition of heavy trucks entering Northshore are both a nuisance and danger to Kensington residents attempting to exit onto Northshore. Creekside has rear entry driveway that is very often improperly used. It does not line up with Bickerstaff Blvd. (the main entry and exit road for Kensington) and as a truck or car exits from Creekside at this driveway, it poses a danger for anyone trying to make a left turn onto Northshore from Kensington I can only imagine the added problems when numbers of large trucks are regularly entering an already heavily traveled road.

2. FIRE AND SMOKE HAZARDS:

The potential for fire and smoke hazards are realities for mulch facilities. How often do we hear on the news that neighboring homes and businesses are affected by such dangerous hazards?

3. POOR LOCATION:

The location is problematic. Generally these facilities are located in far remote country settings. But even then their neighbors who live a considerable distance are negatively impacted. Imagine how this will impact the close proximity of neighborhoods such as Kensington, Whittington Creek, Cobblestone Park and the Northshore Assisted living facility currently under construction.

4. THE SMELL:

Who is not familiar with the unpleasant smell that mulch produces. Now imagine living across from a field of mulch. Imagine trying to sit on your back porch or cook out?

5. PROPERTY VALUES:

The MPC must take into consideration the negative potential of the impact of property values if such a business exists across the street.

I understand that there are grand plans that Creekside will propose to MPC regarding the way in which the

mulching facility will be placed with the nursery. Do not be fooled, there is no way that you can dress up a pig in fancy clothes. At the end of the day, it is just a pig...that smells!

Please restore my faith in public officials. Side with the homeowners for a change. Vote no on the Creekside Nursery/Mulch Company proposal.

Thank you,

Yvonne Jarrard

I am sure that anyone who has put out mulch know of the unpleasant smell. Just imaging living across



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

Fwd: SAVE NORTSHORE DRIVE

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:54 AM

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

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

From: **Kelley Susie** <jsgkelley@gmail.com>

Date: Fri, Mar 6, 2015 at 4:01 PM

Subject: SAVE NORTSHORE DRIVE

To: tom.brechko@knoxmpc.org

I live in Lyons Crossing and am very concerned about allowing a Mulch Company to be built on Northshore Drive. The area along Northshore near Creekside Nursery is full of neighborhoods with very nice homes. Why would the MPC want to allow a noisy, smelly business be built in the middle of our neighborhoods? It is very hard to enter onto Northshore from Creekside Nursery and the thought of huge dump trucks coming and going is frightful. There are already wrecks on Northshore almost daily from heavy traffic and the fact that it is a two lane road. The speed limit is 40mph and no one drives at that speed. If you do you will be run over. Several people have died in these wrecks.

I am appalled to think that the MPC would allow Scott Davis to cut into Knightsbridge Drive to develop his new subdivision. It is very hard to get out of our subdivision at rush hours as it is and in bad weather our hill is slick and dangerous. I have lived in this subdivision since 1989 and it is a wonderful, quite, private neighborhood to live in. When Lyons Crossing was developed the three subdivisions were not connected so that traffic would be minimized and that was one of the selling points. There is already a road going onto Northshore Drive from the farm Scott purchased. Why can't he continue to use it?

I know that we can not keep land from being developed, but we should have a little say so in how it is done when it is going to be in the middle of where we live. It seems that nothing is ever turned down. People can't keep missing work and paying baby sitters to go to the City County building to fight the builders as it is appealed over and over and the builder will just keep appealing it until the neighbors give up.

This area is full of residential neighborhoods and we want it to stay that way! Please vote against these requests.

- The apartments on Wallace Road will hurt home values over there. It will back up against Lyons Crossing and one other really nice area. That builder can build homes like everyone else has. It is a residential area.
- The road cut into Knightsbridge will hurt Lyons Crossing. It will cause accidents on the hill going in and out. Respect our neighborhood and deny this request.
- The Mulch Company will hurt Lyons Crossing, Dunwoody, Kensington, Whittington Creek and several others I can't recall the name of at the moment. All of these homes are over \$300,000 homes. Several as much as a million. Shouldn't there be a few areas in Knoxville for citizens who want to live in a nice neighborhood without worrying about the MPC allowing businesses and apartments built? Instead of the MPC being for citizens, it appears to be for contractors and friends of the MPC members. How would you like these things to be built in your neighborhood?

Sincerely,

Janice Kelley



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

Fwd: Creekside Nursery and "The Mulch Company"

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:46 AM

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

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

From: **Lizy Maliyekkel** <lizy.maliyekkel@gmail.com>

Date: Mon, Mar 9, 2015 at 10:49 PM

Subject: Creekside Nursery and "The Mulch Company"

To: tom.brechko@knoxmpc.org

Dear Sir

I have lived here with my husband Ittoop Maliyekkel in Kensington Subdivision since March, 1992. Within a couple of years after we moved here The Buds and Blooms then located at the Northshore Dr and Morrel Road area sneaked in and started a small operation across from our subdivision. After that they went to the MPC for approval for the business. We (residents of our subdivision and all others around here) protested and came to the MPC meeting to voice our concern. MPC gave approval with the reasoning that the business is already started. And "Creekside Nursery" started operating there.

The traffic on this part of Northshore is so heavy and to add to that all those trucks coming and going from that business has become a big problem. It is already a struggle to make left turns to and from Northshore Drive. How can you think of adding to this problem? If you give approval for this new mulch grinding business straight across from our entrance Imagine all those extra trucks entering and leaving the area at all times of the day.. Why would you allow a mulch grinding business in the middle of a residential area? Don't they belong in an industrial area? I remember that there was a huge fire in one mulching company few months ago and took days to put that out.. Is three acres next to a creek and in the middle of residential area the proper place to have a noisy and polluting mulch grinding operation? Please consider all these concerns and don't give approval for this business at this location. Also please remember they haven't started it yet.

Thank you very much for considering my request.

Sincerely

Mrs Lizy Maliyekkel



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

Fwd: Opposition to Creekside Change to adding Mulching Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:51 AM

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

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

From: **Smith, Jane L** <Jane.L.Smith@alere.com>

Date: Mon, Mar 9, 2015 at 8:54 AM

Subject: Opposition to Creekside Change to adding Mulching Company

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

I am a resident of Kensington subdivision, and I oppose the addition of the new Mulching business across the street to the entrance to our subdivision. It is already difficult to turn left onto Northshore out of the subdivision, and this will add additional traffic at the entrance of our subdivision.

Jane L. Smith MS MT(ASCP) SI, DLMJane.L.Smith@alere.comCell: [609-216-4582](tel:609-216-4582)Home Office: [865-806-2407](tel:865-806-2407)Fax: [678-279-7533](tel:678-279-7533)



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

Fwd: The Mulch Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:47 AM

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

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

From: **Tony Stubbs** <tony.stubbs@trinityben.com>

Date: Mon, Mar 9, 2015 at 8:50 PM

Subject: The Mulch Company

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Mr. Brechko

I am a homeowner in Kensington Subdivision on Northshore Dr. I am writing to ask that you please vote against allowing the Mulch Company to open a Mulch business at that location. Traffic is already an issue on and near the entrance of Kensington, with traffic flow as is. Add to that the noise, smell, smoke and potential fire hazard, it appears that this is NOT a good location for this business. the slow moving truck traffic going in and out will obviously be a major risk of serious accidents on Northshore. Please give this your consideration. Thank you for your time and efforts.

Sent from my i pad



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

Fwd: Agenda item 39

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Tue, Mar 10, 2015 at 7:56 AM

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

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

From: **DEBRA** <vanmetes@comcast.net>

Date: Fri, Mar 6, 2015 at 12:14 AM

Subject: Agenda item 39

To: tom.brechko@knoxmpc.org

Tom,

I am a resident of the newer section of Kensington subdivision at Northshore Drive and Bickerstaff Blvd. I am a past president of the Council of West Knox County Homeowners and New Kensington HOA.

I am writing regarding the use on review request for the property across the street from our front entrance of Kensington. I sincerely hope MPC staff will recommend denial of this request and that the commissioners will vote to deny this use.

I was surprised and disappointed that Creekside Nursery was allowed to sell mulch at this agriculturally zoned location. They obviously were not growing this product on site. The trucks delivering the mulch to the current sized bins causes traffic flow problems. The site distance is limited in both directions. Delivery trucks and customers' trucks and trailers use both lanes to make the turn into and out of Creekside Nursery. The loaded trucks move slowly, and trail of mulch is often seen down Northshore Drive.

Please do not further complicate the traffic overloading this road. The pending addition of more homes at Lyons Crossing, the new Northshore Senior Living development, and the approval of apartments on Wallace Road near Northshore Drive will be more than enough to further limit the ability to turn on and off of Northshore Drive at Bickerstaff Blvd.

Please do not allow sights, sounds, and smells of a mulch facility to be placed here.

Thank you.

Debra Van Meter
8700 Darien Ct.

Sent from Xfinity Connect Mobile App