

AGENDA

March 12, 2015

1:30 P.M. ♦ Main Assembly Room ♦ City County Building

Agenda Item No.

MPC File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE
- * 2. APPROVAL OF MARCH 12, 2015 AGENDA
- * 3. APPROVAL OF FEBRUARY 12, 2015 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)
Items to be voted on to be Tabled	(Indicated with a T)
Items to be voted on to be Untabled	(Indicated with a U)
Items to be heard on Consent requiring a vote	(Indicated with *)

A list of Tabled items may be seen at the end of this Agenda.

Items recommended for approval on consent are marked with (*) and will be considered under one motion to approve at the beginning of the meeting. If you would like to discuss an item marked with (*), approach the podium after the entire consent list is read and request that it be removed from the consent list.

For information regarding the status of any agenda item, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

None

Alley or Street Closures:

- | | | |
|---|--|------------|
| T | 5. <u>TREVOR HILL</u>
Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1. | 11-A-14-SC |
|---|--|------------|

Street or Subdivision Name Changes:

Agenda Item No.

MPC File No.

None

Plans, Studies, Reports:

- * 6. **METROPOLITAN PLANNING COMMISSION** 3-A-15-OYP
2015 Update to the Knoxville One Year Plan.

Concepts/Uses on Review:

- P 7. **LONGMIRE SUBDIVISION** 1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- W 8. **ELY PARK - FIRST NATIONAL BANK OF ONEIDA**
(Concept Only)
- a. **Concept Subdivision Plan** 3-SA-15-C
South side of Millertown Pk., east of Ellistown Rd., Commission District 8.
- * b. **USE ON REVIEW** 3-I-15-UR
Proposed use: Requesting removal of a condition regarding sidewalks/trails in the subdivision in PR (Planned Residential) District.
- * 9. **LYONS CROSSING - FINAL PHASE - MESANA INVESTMENTS** 3-SB-15-C
- a. **Concept Subdivision Plan**
Northwest side of S. Northshore Dr., southwest side of Knightsbridge Dr., Commission District 4.
- * b. **USE ON REVIEW** 3-E-15-UR
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
10. **MASSEY CREEK - HMM DEVELOPMENT, INC.** 3-SC-15-C
- a. **Concept Subdivision Plan**
North side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd., Commission District 6.
- b. **USE ON REVIEW** 3-G-15-UR
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * 11. **CABOT RIDGE - GLENNARD HARRINGTON** 3-SD-15-C
- a. **Concept Subdivision Plan**
North side of Rockford Ln., south side of Ridgepath Ln., Commission District 5.
- * b. **USE ON REVIEW** 3-H-15-UR
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- * **12. CAMPBELL PARK - CAMPBELL STATION PARTNERS**
a. Concept Subdivision Plan **3-SE-15-C**
 North side of Campbell Station Rd., northeast of Fretz Rd., Commission District 6.
- * **b. USE ON REVIEW** **3-K-15-UR**
 Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- * **13. WESTLAND GARDENS** **10-SJ-14-F**
 South side of Westland Dr., west of Coile Lane, Commission District 5.
- 14. THE GLEN AT HARDIN VALLEY, PHASE I** **10-SK-14-F**
 Northwest intersection of Hardin Valley Rd. & Brooke Willow Blvd., Commission District 6.
- * **15. JOHN H. ELLIS ESTATE** **3-SA-15-F**
 Southeast side of Strawberry Plains Pk., north side of Ellis Ln., Commission District 8.
- * **16. EUPLE KECK SUBDIVISION** **3-SB-15-F**
 North Morris Rd., east of Greenwell Rd. at Western Rd., Commission District 7.
- * **17. PROPERTY OF JOHNNY F LEACH RESUB. OF LOT 2 AND ADDITIONAL ACREAGE** **3-SC-15-F**
 Southwest side of High School Rd., northwest of Glenoaks Dr, Council District 5.
- * **18. HARPER PROPERTIES, LP PERIMETER PARK ROAD** **3-SD-15-F**
 West side of Perimeter Park Rd., north of Kingston Pk., Commission District 3.
- * **19. STRATFORD PARK, UNIT 4** **3-SE-15-F**
 Northeast end of Knightsboro Rd., north of Lampwick Ln., Council District 5.
- * **20. ZACHARY'S POINT RESUBDIVISION OF LOTS 1-6 & 31-39** **3-SF-15-F**
 South side of Pelleaux Rd., southwest of Norris Freeway, Commission District 6.
- * **21. REGIONS BANK ON KINGSTON PIKE** **3-SG-15-F**
 South side of Kingston PK. At the intersection of S. Northshore Dr., Council District 2.

Agenda Item No.

MPC File No.

- | | | |
|-------|---|------------------|
| * 22. | <u>LOOP ROAD VILLAS</u>
South side of Loop Rd. east of Concord R., Commission District 5. | 3-SH-15-F |
| * 23. | <u>BAKERTOWN STATION</u>
Northeast side of Bakertown Station, southeast side of Ball Camp Pk, Commission District 3. | 3-SI-15-F |
| * 24. | <u>JOHN GARNER PROPERTY RESUBDIVISION</u>
At the northeast intersection of Riverside Dr. and Crestview St., Council District 6. | 3-SJ-15-F |
| * 25. | <u>COWAN'S ADDITION RESUBDIVISION OF LOT 107R AND PARCEL 017</u>
Highland Ave. at Nineteenth St. and Laurel Ave., Council District 1. | 3-SK-15-F |

Rezoning and Plan Amendment/Rezoning:

- | | | |
|-------|--|--|
| 26. | <u>BARBARA HOOPER</u>
Northwest side Wilson Rd., southwest of Gap Rd., Council District 5.
a. Northwest City Sector Plan Amendment
From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. Rezoning
From RP-1 (Planned Residential) @ up to 5 du/ac to RP-1 (Planned Residential) @ up to 16 du/ac. |

2-C-15-SP

2-D-15-RZ |
| * 27. | <u>BRENT FARWICK</u>
Northeast side Luttrell St., southeast of Third Ave., Council District 4. Rezoning from C-3 (General Commercial) / H-1 (Historic Overlay) to R-1A (Low Density Residential) / H-1 (Historic Overlay). | 3-A-15-RZ |
| * 28. | <u>MARSHALL BRANTLEY FERRELL</u>
East side Fox Rd., south of Donovan Ln., Commission District 3. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). | 3-B-15-RZ |
| 29. | <u>EJM PROPERTIES</u>
West side Dogwood Rd., south of Solway Rd., Commission District 6. Rezoning from PR (Planned Residential) @ 1-3 du/ac to PR (Planned Residential) @ up to 3.9 du/ac. | 3-C-15-RZ |
| P 30. | <u>SCHAAD PROPERTIES</u>
North side Kingston Pike, west of Downtown West Blvd., Council District 2. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial). | 3-D-15-RZ |

Uses on Review

- | | | |
|-------|--|-------------------|
| * 31. | <u>THE KROGER COMPANY</u> | 11-E-14-UR |
| | Southeast side of E. Emory Rd., just west of the I-75 interchange. Proposed use: Kroger store with a fuel center and retail shops in PC-1 (Retail and Office Park) & F-1 (Floodway) District. Council District 5. | |
| P 32. | <u>UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION</u> | 12-A-14-UR |
| | West side of Alcoa Hwy., north of Cherokee Trail. Proposed use: Proposed Cherokee Farm Innovation Campus Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1. | |
| W 33. | <u>JOHN L. SANDERS</u> | 1-H-15-UR |
| | South side of Jersey Ave., west side of Lindsay Pl. Proposed use: Parking lot in O-1 (Office, Medical, and Related Services) District. Council District 2. | |
| 34. | <u>FARIS EID</u> | 1-M-15-UR |
| | South side of E. Baxter Ave., north side of Caswell Ave. Proposed use: Boys and Girls Club expansion in R-2 (General Residential) District. Council District 4. | |
| P 35. | <u>COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III</u> | 2-C-15-UR |
| | Northeast side of Schaeffer Rd., north of Lovell Rd. Proposed use: Office and research and development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6. | |
| * 36. | <u>RON BURRESS</u> | 3-A-15-UR |
| | Northwest side of W. Oldham Ave., southwest side of Sunrise St. Proposed use: Church - new gymnasium in R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services) District. Council District 6. | |
| * 37. | <u>PRECISION CRAFTERS</u> | 3-B-15-UR |
| | North side of Spring Park Rd., west side of Sinclair Rd. Proposed use: Revise development plan to reduce the required rear yard setback for 743 & 747 Spring Park Rd. in RP-1 (Planned Residential) District. Council District 4. | |
| * 38. | <u>DARRELL & TERESA HURLEY</u> | 3-C-15-UR |
| | Northwest terminus of Mission Springs Ln., north side of Ruby June Ln. Proposed use: Detached residence in PR (Planned Residential) District. Commission District 8. | |

Agenda Item No.

MPC File No.

- P 39. THE MULCH COMPANY KNOXVILLE, LLC 3-D-15-UR**
Southeast side of S. Northshore Dr., just north of Bickerstaff Blvd.
Proposed use: Commercial mulching operation in A (Agricultural)
District. Commission District 4.
- * 40. MARY SETZER 3-F-15-UR**
North side of Chickamauga Ave., west of Huron St. Proposed use:
Home office for a loan originator in R-2 (General Residential) / IH-1
(Infill Housing Overlay) District. Council District 5.
- * 41. HARBWHITE PROPERTIES 3-J-15-UR**
Southwest side of Bridgewater Rd, north side of Walbrook Dr and I-
40/I-75. Proposed use: Parking lot expansion in PC-1 (Retail and
Office Park) District. Council District 2.

Other Business:

None

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

- KNOXVILLE CITY COUNCIL (REVISED) 12-B-13-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding
definitions, appropriate zone districts and development standards for
various group living facilities.
- WILSON RITCHIE 3-F-10-SC**
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry
Pike, Council District 4.
- METROPOLITAN PLANNING COMMISSION 6-A-10-SAP**
Ft. Sanders Neighborhood District Long Range Planning Implementation
Strategy. Council District 1.
- METROPOLITAN PLANNING COMMISSION 7-C-10-SP**
Central City Sector Plan Amendment as recommended by the Ft. Sanders
Neighborhood District Long Range Planning Implementation Strategy.
Council District 1.
- WILLOW FORK - GRAHAM CORPORATION**
- a. Concept Subdivision Plan 11-SJ-08-C
Southeast side of Maynardville Hwy., southwest side of Quarry Rd.,
Commission District 7.
- b. Use on Review 11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F
(Floodway) District.

Agenda Item No.

MPC File No.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT

- a. Concept Subdivision Plan 4-SC-09-C
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd.,
Commission District 6.
- b. Use On Review 4-D-09-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

Intersection of I-40 and McMillan Rd., Commission District 8. 2-SO-09-F

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9

North side of West Gallaher Ferry Dr, west of Hardin Valley Rd,
Commission District 6. 12-SJ-13-F

RESUBDIVISION OF GEORGE HOSKINS PROPERTY

North side of N. Ruggles Ferry Pike, on a private right of way known as
Rugby Lane, Commission District 8. 4-SE-14-F

CITY OF KNOXVILLE

South side Joe Lewis Rd., east of Maryville Pike, Council District 1.
Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential). 7-D-10-RZ

908 DEVELOPMENT GROUP

- Northwest side Dale Ave., southwest side N. Seventeenth St., southeast
side I-40. Council District 6.
- a. Central City Sector Plan Amendment 7-E-14-SP
From C (Commercial) to HDR (High Density Residential).
- b. One Year Plan Amendment 7-D-14-PA
From GC (General Commercial) to HDR (High Density Residential).
- c. Rezoning 7-F-14-RZ
From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3
(Planned Residential).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4.
Proposed use: Detached dwellings in RP-1 (Planned Residential) District
(part pending). 4-B-10-UR

SOUTHLAND ENGINEERING

South side of Deane Hill Dr., east side of Winchester Dr. Proposed
use: Attached residential development in RP-1 (Planned Residential)
District. Council District 2. 7-A-13-UR

Legislative Action and Appeals Deadlines March 12, 2015 *MPC Meeting:*

MPC will vote on a number of items today. Those requiring further action* will be heard by these legislative bodies in the Main Assembly Room of the City County Building, 400 Main Street, Knoxville, TN:

City Council	7:00 p.m. April 14, 2015
County Commission (zonings)	7:00 p.m. April 27, 2015

* Typically, MPC recommendations requiring further action include rezonings, Zoning Ordinance amendments, street and alley closures in the city, and street name changes. MPC recommendations which are final decisions include uses-on-review, concept plans, and final plats—unless any of these are appealed.

Appeals

City Council

- | | |
|---|----------------|
| • Appeals filed on or before: | March 17, 2015 |
| Will be heard by City Council: | April 14, 2015 |
| • Appeals filed on or before: (15 days) | March 27, 2015 |
| Will be heard by City Council: | April 28, 2015 |

County Commission

- | | |
|--|----------------|
| • Appeals filed on or before: | March 23, 2015 |
| Will be heard by County Commission: | April 27, 2015 |
| • Appeals filed on or before (30 days) | April 13, 2015 |
| Will be heard by County Commission: | May 26, 2015 |

(Unless a 30-day advertisement period is required or a holiday is involved)

Anyone may appeal today's MPC decisions to the City Council or County Commission *except* for the cases listed below:

- *Appeals of use-on-review in the County are heard by the Knox County Board of Zoning Appeals. Any aggrieved party has 30 days from MPC action to file an appeal. Appeals should be filed with the Knox County Code Administration Department. Deadlines for scheduling such appeals will be established by that department.*
- *Appeals of concept plans or final plats in the City or County are filed with Chancery Court.*

If you have a question about the appeals process, or if you wish to be notified about anyone filing an appeal on a particular item, see a staff member (seated at either end of the horseshoe-shaped table) or *call the MPC office (215-2500)* by the appeals deadline listed above.

****Note:** County Commission changed the time of rezonings to 7:00 p.m. as of March 2015.

**METROPOLITAN PLANNING COMMISSION
REQUESTS FOR POSTPONEMENTS, WITHDRAWALS AND TABLINGS
MARCH 12, 2015 MPC Meeting**

Automatic Postponements are provided for in Article XII, Section 1.B of MPC's Administrative Rules and Procedures, which allows for one automatic postponement when the request is received by 3:30 p.m. on the Monday prior to the Thursday MPC meeting.

AUTOMATIC POSTPONEMENTS until the April 9, 2015 MPC meeting (Indicated with P):

P 30. SCHAAD PROPERTIES 3-D-15-RZ

North side Kingston Pike, west of Downtown West Blvd., Council District 2. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

P 39. THE MULCH COMPANY KNOXVILLE, LLC 3-D-15-UR

Southeast side of S. Northshore Dr., just north of Bickerstaff Blvd. Proposed use: Commercial mulching operation in A (Agricultural) District. Commission District 4.

ITEMS TO BE VOTED ON to postpone 30 days until the April 9, 2015 MPC meeting:

P 7. LONGMIRE SUBDIVISION 1-SA-11-C

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

P 32. UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION 12-A-14-UR

West side of Alcoa Hwy., north of Cherokee Trail. Proposed use: Proposed Cherokee Farm Innovation Campus Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.

P 35. COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III 2-C-15-UR

Northeast side of Schaeffer Rd., north of Lovell Rd. Proposed use: Office and research and development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

AUTOMATIC WITHDRAWALS (Indicated with an underlined W with no vote required)

W 8. ELY PARK - FIRST NATIONAL BANK OF ONEIDA

(Concept Only)

a. Concept Subdivision Plan

South side of Millertown Pk., east of Ellistown Rd., Commission District 8.

3-SA-15-C

WITHDRAWALS –MPC ACTION REQUIRED (Indicated with **W**)

W 33. JOHN L. SANDERS 1-H-15-UR

South side of Jersey Ave., west side of Lindsay Pl. Proposed use: Parking lot in O-1 (Office, Medical, and Related Services) District. Council District 2.

ITEMS TO BE REMOVED FROM TABLE – (Indicated with **U** & MPC action required)

None

TABLINGS – (Indicated with **T** & MPC action required)

T 5. TREVOR HILL

11-A-14-SC

Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.

- | | | |
|-----|--|------------------|
| 8. | <u>ELY PARK - FIRST NATIONAL BANK OF ONEIDA</u> | |
| * | b. USE ON REVIEW
Proposed use: Requesting removal of a condition regarding sidewalks/trails in the subdivision in PR (Planned Residential) District. | 3-I-15-UR |
| 9. | <u>LYONS CROSSING - FINAL PHASE - MESANA INVESTMENTS</u> | |
| | a. Concept Subdivision Plan
Northwest side of S. Northshore Dr., southwest side of Knightsbridge Dr., Commission District 4. | 3-SB-15-C |
| * | b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District. | 3-E-15-UR |
| 11. | <u>CABOT RIDGE - GLENNARD HARRINGTON</u> | |
| | a. Concept Subdivision Plan
North side of Rockford Ln., south side of Ridgepath Ln., Commission District 5. | 3-SD-15-C |
| * | b. USE ON REVIEW
Proposed use: Detached residential subdivision in PR (Planned Residential) District. | 3-H-15-UR |
| 12. | <u>CAMPBELL PARK - CAMPBELL STATION PARTNERS</u> | |
| | a. Concept Subdivision Plan
North side of Campbell Station Rd., northeast of Fretz Rd., Commission District 6. | 3-SE-15-C |

- | | | |
|---|---|------------------|
| * | b. USE ON REVIEW
Proposed use: Detached residential subdivision in PR (Planned Residential) District. | 3-K-15-UR |
|---|---|------------------|

Final Subdivisions:

- | | | |
|---|---|-------------------|
| * | 13. <u>WESTLAND GARDENS</u>
South side of Westland Dr., west of Coile Lane, Commission District 5. | 10-SJ-14-F |
| * | 15. <u>JOHN H. ELLIS ESTATE</u>
Southeast side of Strawberry Plains Pk., north side of Ellis Ln., Commission District 8. | 3-SA-15-F |
| * | 16. <u>EUPLE KECK SUBDIVISION</u>
North Morris Rd., east of Greenwell Rd. at Western Rd., Commission District 7. | 3-SB-15-F |
| * | 17. <u>PROPERTY OF JOHNNY F LEACH RESUB. OF LOT 2 AND ADDITIONAL ACREAGE</u>
Southwest side of High School Rd., northwest of Glenoaks Dr, Council District 5. | 3-SC-15-F |
| * | 18. <u>HARPER PROPERTIES, LP PERIMETER PARK ROAD</u>
West side of Perimeter Park Rd., north of Kingston Pk., Commission District 3. | 3-SD-15-F |
| * | 19. <u>STRATFORD PARK, UNIT 4</u>
Northeast end of Knightsboro Rd., north of Lampwick Ln., Council District 5. | 3-SE-15-F |
| * | 20. <u>ZACHARY'S POINT RESUBDIVISION OF LOTS 1-6 & 31-39</u>
South side of Pelleaux Rd., southwest of Norris Freeway, Commission District 6. | 3-SF-15-F |
| * | 21. <u>REGIONS BANK ON KINGSTON PIKE</u>
South side of Kingston PK. At the intersection of S. Northshore Dr., Council District 2. | 3-SG-15-F |
| * | 22. <u>LOOP ROAD VILLAS</u>
South side of Loop Rd. east of Concord R., Commission District 5. | 3-SH-15-F |
| * | 23. <u>BAKERTOWN STATION</u>
Northeast side of Bakertown Station, southeast side of Ball Camp Pk, Commission District 3. | 3-SI-15-F |

- * **24. JOHN GARNER PROPERTY RESUBDIVISION** **3-SJ-15-F**
At the northeast intersection of Riverside Dr. and Crestview St.,
Council District 6.
- * **25. COWAN'S ADDITION RESUBDIVISION OF LOT 107R AND
PARCEL 017** **3-SK-15-F**
Highland Ave. at Nineteenth St. and Laurel Ave., Council District 1.

Rezoning

- * **27. BRENT FARWICK** **3-A-15-RZ**
Northeast side Luttrell St., southeast of Third Ave., Council District
4. Rezoning from C-3 (General Commercial) / H-1 (Historic Overlay)
to R-1A (Low Density Residential) / H-1 (Historic Overlay).
- * **28. MARSHALL BRANTLEY FERRELL** **3-B-15-RZ**
East side Fox Rd., south of Donovan Ln., Commission District 3.
Rezoning from A (Agricultural) to OB (Office, Medical, and Related
Services).

Uses on Review:

- * **31. THE KROGER COMPANY** **11-E-14-UR**
Southeast side of E. Emory Rd., just west of the I-75 interchange.
Proposed use: Kroger store with a fuel center and retail shops in
PC-1 (Retail and Office Park) & F-1 (Floodway) District. Council
District 5.
- * **36. RON BURRESS** **3-A-15-UR**
Northwest side of W. Oldham Ave., southwest side of Sunrise St.
Proposed use: Church - new gymnasium in R-2 (General
Residential), C-1 (Neighborhood Commercial) & O-1 (Office,
Medical, and Related Services) District. Council District 6.
- * **37. PRECISION CRAFTERS** **3-B-15-UR**
North side of Spring Park Rd., west side of Sinclair Rd. Proposed
use: Revise development plan to reduce the required rear yard
setback for 743 & 747 Spring Park Rd. in RP-1 (Planned Residential)
District. Council District 4.
- * **38. DARRELL & TERESA HURLEY** **3-C-15-UR**
Northwest terminus of Mission Springs Ln., north side of Ruby June
Ln. Proposed use: Detached residence in PR (Planned Residential)
District. Commission District 8.
- * **40. MARY SETZER** **3-F-15-UR**

Consent List
March 12, 2015 MPC Meeting

North side of Chickamauga Ave., west of Huron St. Proposed use:
Home office for a loan originator in R-2 (General Residential) / IH-1
(Infill Housing Overlay) District. Council District 5.

* **41. HARBWHITE PROPERTIES**

3-J-15-UR

Southwest side of Bridgewater Rd, north side of Walbrook Dr and I-
40/I-75. Proposed use: Parking lot expansion in PC-1 (Retail and
Office Park) District. Council District 2.

March 11, 2015

Dear MPC Commissioner:

Representatives of Fountain City Town Hall, Inc., attended the February 11, 2015, Annual One Year Plan meeting for the North City Sector. At that meeting we were told that the Traditional Neighborhood Residential (TDR) Land Use Category was being introduced. We believe we understand the reasons for introducing this category but we have a concern and suggestion.

Our concern is that the density is unclear and there is no maximum density. The "Description" says: "...Densities in the range of 4 to 8 dwelling units per acre are typical." The TDR Land Use Category is separate from, and not controlled by the Low Density, Medium Density and High Density Land Use Categories. This is a problem particularly for the R-1A District.

We ask that you consider placing the TDR, Traditional Neighborhood Residential Category as a subset of the Low Density and Medium Density Land Use Categories and the Mixed Use Land Use Category.

The "Zones Permitted" in Traditional Neighborhood specifies "R-1A or RP-1 (with IH-1, NC-1, or H-1 overlay), TND-1, or new residential zone(s)."

R1-A is presently allowed in both Low Density (LDR) and Medium Density (MDR) Land Use Categories. It is the LDR or MDR Land Use Category that determines the density of the development in the R-1A zoning district. R1-A is not a planned zone and it appears that an IH-1, NC-1, or H-1 overlay is not being required for this zone to be included in the TDR Land Use Category, although it is being required for the PR-1 Zoning District.

The R-1A situation is different from that of RP-1. The RP-1 zone, unlike the R-1A zone, is a planned zone which requires that the density be set at the time of the rezoning. And, in addition to the review of the required development plan, overlays are being required for RP-1 to be included in the Traditional Neighborhood Land Use Category.

And, R-1A differs from the Traditional Neighborhood Zoning District (TND-1). The TND-1 limits density to 8 dwelling units per acre and it is a planned zone with required design guidelines.

In short, the R-1A Zoning District, if placed in the TDR Land Use Category, separate from the Low Density or Medium Density Land Use Categories, appears to lack clarity and control of density. We think that is a problem and therefore ask that the TDR Land Use Category be a subset of Low Density and Medium Density Land Use Categories and Mixed Use Land Use Category.

Thank you for considering our concerns.

Yours truly,

Carlene Malone and Charlotte Davis, Fountain City Town Hall Land Use Committee



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

[MPC Comment] Boys & Girls Club Expansion - March 12, 2015 MPC Agenda Item

1 message

David Byrd <davidbbyrd@gmail.com>

Wed, Mar 11, 2015 at 9:59 AM

Reply-To: davidbbyrd@gmail.com

To: commission@knoxmpc.org, jeff.welch@knoxtrans.org

Cc: morris@dia-arch.org, faris@dia-arch.org, russwat@partnersinfo.com, lhurst@bgctnv.org, kmatheryly@partnersinfo.com, Lauren <laurenellent@yahoo.com>, andie.ray@mindspring.com, Jeff Stanley <jephry@gmail.com>, David Byrd <davidbbyrd@gmail.com>

Dear MPC Commissioners, et. al.,

As a former Boys & Girls Club kid myself, I can speak from experience that the programs provided by Boys & Girls Clubs are vital and integral to the growth and development of many young children. As neighbors to the expanding facility on Caswell Avenue in Old North Knoxville, my partner and I remain excited to see the Boys and Girls Club facility improvements and program expansion and look forward to the investment being made in said property.

As a direct neighbor to the facility, I just want to make sure that the expansion plans are done in the most sensitive manner to the surrounding residential houses. We believe MPC can include requirements to soften the transition between this facility and the surrounding residences bordering the Boys & Girls Club on several sides and we kindly ask for consideration in this regard.

The March 12, 2015 MPC agenda Use on Review Report (<http://agenda.knoxmpc.org/agenda.pdf>) causes concern by stating "there are some houses still located in the immediate vicinity of the site, however, the predominant use in the immediate area are various types of commercial enterprises." On the contrary, there are actually residences bordering the Boys & Girls Club on Baxter Avenue, Silver Place and Irwin Street. In fact, Baxter Avenue is strongly residential on the side facing the Club property, including my residence. You see, the Club is essentially in my front yard with the current (to be demolished) Gene Monday Gym a mere 96 feet from my bedroom.

As most people know, a home is often a family's largest investment. I can say that about my home – it's my largest investment by far and something I take great pride in. So how can we make this a win-win for all? It's important to consider the needs of the Club but also foster a responsible and gentle transition to the neighboring residences facing Club entrances, buildings and detention pond.

Several Old North Knoxville neighbors met with Boys & Girls Club leadership in very early January to learn more about the project and also express some concerns about the plans. The areas of most interest discussed then, still include:

- **Light pollution:** The current facility includes eight VERY BRIGHT exterior lights. We would like to kindly request that the design team carefully consider the intensity, direction and type of lighting used on the property and affixed to the new structures. As it is now, our shades/curtains cannot black out the light being emitted into our home every night, all night.

- **Traffic control:** Baxter Avenue specifically is a double-line street; however, given the residential nature of the area, we hope that bus traffic for the Club will be carefully considered. As it is, the only parking available to the Baxter Avenue (and other streets) properties is on-street parking.
- **Detention pond location, maintenance, appearance and fencing:** The current plan doesn't seem to suggest any type of attractive (non-chain link) fencing or shrubbery/greenery surrounding the pond. We are concerned about not only the appearance of the feature, but also the safety of passersby and the potential attraction of mosquitos and/or rodents.
- **Loudspeaker volume:** From approximately 3pm-7pm during the week, neighboring residences can hear an incredibly loud speaker system announcing parent arrivals during child pick-up times. Attention to the location of the speakers, the system and volume of said system would be greatly appreciated.
- **Dumpster location, garbage retrieval times:** There is a problem at other commercial properties in our neighborhood with collection happening at 3am; as you can imagine, it's quite loud and, given the proximity of several residences to the dumpster(s) location, this is still an item in which we're keenly interested.

Our families thank you so very much for taking these concerns into consideration when determining the best path forward. Again, we remain excited about the new developments in our neighborhood and look forward to jointly figuring out how this can be a win-win for all involved.

With great thanks,

David B. Byrd

241 East Baxter Avenue

davidbbyrd@gmail.com

[203-583-9190](tel:203-583-9190)

—

This message was directed to commission@knoxmpc.org



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

Deny Commercial Mulching on S. Northshore

1 message

gaborio@comcast.net <gaborio@comcast.net>

Wed, Mar 11, 2015 at 12:50 PM

To: bettyjo.mahan@knoxmpc.org

Betty Jo Mahan:

My husband and I live in the Whittington Creek Subdivision and we are extremely concerned about the prospect of having a commercial mulching business nearby. I am sending this opposing email expressing my concern to you, the MPC. I was told that the MPC listens to input from neighbors and neighborhoods.

My concerns about a commercial mulch grinding and storage operation in our residential area include increased noise, odors, and increased traffic going in and out of the facility on S. Northshore very near to the entrance for New Kensington at Bickerstaff Blvd. Eight stock pile areas are proposed for storage of mulch. Four areas will be 30'L x 10'W x 9'H; the other four areas will be 50'L x 20'W x 13.5'H. To put this in perspective, the mulch storage capacity would total 64,800 cubic feet of mulch. This will lower our property value of our residential home. There might be a need for a commercial mulch grinding facility out in the country, away from the heavily populated residential area of S. Northshore, but we oppose it being built on S. Northshore.

Also, according to the 13 page MPC report, this proposal would change the current land use on the property, which is currently defined as growing area and meadow for Creekside Nurseries. The report states that a commercial mulching operation is not consistent with the Southwest County Sector Plan which designates low density residential and stream protection for the property.

Thank you for denying this request.

Gail and Donald Borio
1710 Criswell Hill Lane
Knoxville TN, 37922

gaborio@comcast.net

[865-201-6272](tel:865-201-6272)

Resident of Whittington Creek

"If you find something you love to do, then you will never have to work a day of your life!"



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

[MPC Comment] Opposing Item #39, File ID 3-D-15-UR; The Mulch Company at Northshore Drive and Bickerstaff Blvd

1 message

jwcampbell@comcast.net <jwcampbell@comcast.net>

Tue, Mar 10, 2015 at 10:48 PM

Reply-To: jwcampbell@comcast.net

To: commission@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

To: Knox County Metropolitan Planning Commission

Re: Item #39, File ID 3-D-15-UR; The Mulch Company at Northshore Drive and Bickerstaff Blvd, with a street address of 8718 S. Northshore Dr.

Commissioners,

I want to express my concerns about a proposed commercial mulch grinding and storage operation in our residential area. This operation will include increased noise, odors, and increased traffic going in and out of the facility on S. Northshore very near to the entrance for New Kensington at Bickerstaff Blvd. Eight stock pile areas are proposed for storage of mulch. Four areas will be 30'L x 10'W x 9'H; the other four areas will be 50'L x 20'W x 13.5'H. To put this in perspective, the mulch storage capacity would total 64,800 cubic feet of mulch.

- According to the MPC staff report, the proposal would change the current land use on the property, which is currently defined as growing area and meadow for Creekside Nurseries. The MPC staff notes that a commercial mulching operation is not consistent with the Southwest County Sector Plan which designates low density residential and stream protection for the property.

I respectfully request that the MPC DENY the proposal.

Sincerely,

John Campbell
1314 Kensington Dr.
Knoxville, TN 37922
[New Kensington Subdivision]
[865-406-5906](tel:865-406-5906)

John Campbell
[865-406-5906](tel:865-406-5906)

-

This message was directed to commission@knoxmpc.org



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

Fwd: Opposition to Proposal of mulch operation company

1 message

Dave Hill <dave.hill@knoxmpc.org>

Wed, Mar 11, 2015 at 8:44 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

FYI

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

From: **Christy Aikens** <aikenshome@yahoo.com>

Date: Tue, Mar 10, 2015 at 9:15 PM

Subject: Opposition to Proposal of mulch operation company

To: "dave.hill@knoxmpc.org" <dave.hill@knoxmpc.org>

Dear Mr Hill,

I have learned of a proposal to establish a mulch operating business in my neighborhood vicinity. I want to express strong opposition, which is urgent because this proposal will be coming before the Knox County MPC March 12, 2015.

My family lives in a nearby subdivision of Whittington Creek off of Northshore Drive, not far from the planned business. When we purchased our home in 2007 we chose this location for the ideal residential qualities for raising our family. I have never minded some of the farm, garden and meadow designated uses nearby, as they add to the local beauty and pastoral landscape. However, a business focused on mulch production brings significant noise, malodor, pollution, and traffic to this area. It will reduce the quality of living in this predominantly residential area, and potentially will reduce home values and tax revenues.

Mulch stockpiles en masse will not only be malodorous, but also unhealthy, by potentially increasing airborne allergens, negatively impacting our health. Our family has bad allergies and asthma, and we would likely experience worse health. As a physician I know that the increased airborne allergens will only increase likelihood of asthma flares.

We chose this area, away from the interstate to be a quiet residence. The machinery from the mulch production will be loud and continuous and ruin our peaceful existence.

Our neighborhood home owners' association is also opposed (The WCHOA Board), and they will notify you too. But I wanted to personally express my strong opposition, and I'm sure that many others share my opinion. I hope you will hear our voices, the voices of area homeowners.

Respectfully,

Dr. Christy Park & family
1621 Wembley Hills road
Knoxville, TN 37922
[865-694-7005](tel:865-694-7005)

—

Dave



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

[MPC Comment] Fwd: Creekside Nursery much company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:30 AM

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

From: <sld4@comcast.net>
Date: Wed, Mar 11, 2015 at 11:28 AM
Subject: Creekside Nursery much company
To: tom.brechko@knoxmpc.org

Dear Sir,

I am a resident of Whittington Creek, and am totally against the approval of the mulch producing company proposal that is before the MPC on March 12. I am concerned about the increase in heavy vehicle traffic, the foul smell, the increase in noise, and most of all, the potential for more traffic accidents in a stretch of Northshore Road that is curvy, limited visibility, frequent standing water, and the site of numerous fatalities. There are several high density neighborhoods with numerous school bus stops as well in the immediate vicinity. Creekside Nursery has been a good neighbor, but the mulch company proposal is most unwelcome, and I vehemently oppose the approval of it.

Shawna Dittrich
9112 Bolton Lane
Whittington Creek

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Proposed mulch business on Northshore dr.

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:21 AM

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

From: **Jackie Everett** <jackieeverett@msn.com>
Date: Wed, Mar 11, 2015 at 5:11 PM
Subject: Proposed mulch business on Northshore dr.
To: tom.brechko@knoxmpc.org

To whom it may concerned,

We respectfully ask that you decline approval of the proposed mulch business at North Shore drive. This is a residential community and the horrible smell that would be generated by such a business, would adversely affect our property values. With all due respect, a densely populated family neighborhood community is NOT the place for this type of business!

Sincerely,

Dr. and Mrs. Jeffrey Everett

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulching Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:24 AM

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

From: **Michael Gooch** <michaelgooch3@gmail.com>
Date: Wed, Mar 11, 2015 at 3:41 PM
Subject: Mulching Company
To: tom.brechko@knoxmpc.org

Tom,

Thank You for always looking out for the public and trying to always protect our investments. I have lived in Whittington Creek for 15 years and as you well know the non-commercial traffic has increased tremendously. I am concerned about the huge trucks that will be added to this traffic number. I am asking you to do what's necessary to stop the pending mulching company from setting up their processing facility there on Northshore next to the local neighborhood nursery which we all support.

Many thanks,
All the Best ,

Michael Gooch
207-9960

PS Let me know if I could help you out in the future.

—

This message was directed to commission@knoxmpc.org



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

Fwd: The Mulch Company

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:34 AM

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

From: <phylis2006@comcast.net>
Date: Wed, Mar 11, 2015 at 8:55 AM
Subject: The Mulch Company
To: tom.brechko@knoxmpc.org

Tom,

I strongly object to allowing The Mulch company to set up an operation across from Kensington on Northshore Drive. Not only is the heavy equipment noisy, but those operations have a history in Knoxville of catching fire, attracting rats and other nuisance animals and having a constant and obnoxious smell. In addition the traffic problems caused by heavy trucks pulling out on Northshore drive is dangerous. The additional traffic, along with the weight of those trucks on the pavement, means more upkeep from potholes on this largely residential area.

Do not allow this proposal to pass. This would change the nature of this beautiful scenic drive and allow even more industrial businesses to impact the area

Phylis Grubb
1648 Botsford Drive
693-7338

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to The Mulch Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:27 AM

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

From: **Carrie Howard** <caustin77@hotmail.com>
Date: Wed, Mar 11, 2015 at 2:12 PM
Subject: Opposition to The Mulch Company
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

I am a resident of Whittington Creek and would like to express my opposition to the proposed Mulch Company located on Northshore Drive. I feel this commercial business would bring home values down, cause noise, let off an odor and increase traffic on an already congested street. Thank you for consideration AGAINST this proposal.

Carrie Howard
9006 Bromfield Ln
Knoxville, TN 37922

Sent from my iPhone

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #: 3-D-15-UR

1 message

wreevesj2@comcast.net <wreevesj2@comcast.net>

Tue, Mar 10, 2015 at 11:07 PM

Reply-To: wreevesj2@comcast.net

To: commission@knoxmpc.org

03/10/2015

Dear Members of the Metropolitan Planning Commission,

I would like you to vote against allowing The Mulching Company Knoxville, LLC to build a Commercial Mulching Operation as requested on South Northshore Dr. I noted on the use and review report that the staff is recommending a denial due to issues related to noise, traffic and other zoning issues. Even though in the application, the applicant states grinding will only occur 9AM - 6PM, M-F, this will affect those who live in the nearby area that work the evening or night shift. Rest assured, there are physicians that live near there that work in ERs or take call and are up all night the night before and need to sleep in the daytime. Traffic as it is already can be a bottleneck as vehicles enter and exit onto or from side roads off South Northshore, especially the Kensington neighborhood and Toole's Bend. Plus there is a retirement village being constructed just south of there off South Northshore. I am not sure if you take home values into consideration, but most of those homes nearby are valued at 1/2 million dollars and I do not think the value will do anything but drop if the Mulching Operation is allowed to be constructed. Even if they offered all the homes within a 1/2 mile radius free mulch for a lifetime will that recoup the decrease in property value. Also, there is the odor issue, which brings up my final point, this plan stinks!

Thank you for your attention to this matter.

William Johnson
Whittington Creek

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:33 AM

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

From: **Nick Liakonis** <nliakonis@bellsouth.net>
Date: Wed, Mar 11, 2015 at 9:52 AM
Subject: Mulch Company
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

We have an excellent subdivision at Kensington. I hope you will vote against the Mulch Company building in front of our subdivision for the following reasons:

- 1.) The traffic is bad now and with the truck traffic will be worse.
2.) The smell and traffic will reduce the value of our property.
- 3.) We are just involved with the construction of 30 new homes at the entrance .We will have a difficult time to turn left on the 2 lane North shore which is overloaded with traffic already.

Thank You

Nick Liakonis

1613 Bingham Dr.

Sent from my iPad

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulching Company proposal on S. Northshore Drive

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:26 AM

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

From: <m-marcheggiani@comcast.net>
Date: Wed, Mar 11, 2015 at 2:59 PM
Subject: Mulching Company proposal on S. Northshore Drive
To: tom.brechko@knoxmpc.org

Dear Mr. Brechko,

It has come to our attention that there is a proposal put forth to your department for the installation of a mulching operation on S. Northshore Drive north of Bickerstaff Blvd.

As long time owners of a residential property on Isherwood Lane, which runs parallel to S. Northshore Drive and very near the proposed site, we protest to this request and ask that it is not approved on the following grounds.

1. S. Northshore is primarily a residential area and this kind of business simply does not fit in the mix of land use.
2. S. Northshore is already a much too busy two way artery which is often congested and dangerous "as it is." The introduction of such a business would only aggravate and exacerbate the situation. If you check your records, you will see that there have already been a significant number of accidents and fatalities and even specifically on or very near the stretch of road which would serve the proposed business.
3. The odor and noise from a mulch plant is not welcome.

Such a business should clearly be located in a more rural area.

Thank you for your attention to this matter.

Sincerely,
Marco & Tina Marcheggiani

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Mulch Business on Northshore drive Item #39, File ID 3-D-15-UR

1 message

Chris McMillan <cmcmillan@kmbs.konicaminolta.us>

Wed, Mar 11, 2015 at 8:09 AM

Reply-To: cmcmillan@kmbs.konicaminolta.us

To: commission@knoxmpc.org

Folks,

I currently live in Whitting Creek Subdivision off Northshore drive. We are presently about a quarter of a mile west of this proposed operation.

I am asking that this project request be denied for several reasons. First the noise and smell will greatly reduce the value of our neighborhoods, Kensington as well. To live in an area that is so populated and yet feels like you are out in the country doesn't need to be spoiled by the smell and noise this will create. The increased traffic on Northshore Drive will create a danger to everyone. When school is in, the bus traffic as well as regular student traffic is very congested in this area. This particular area makes it virtually impossible to make a right hand turn when you are heading east, coming from Pellissippi.

The MPC staff has already recommended that this request be denied. I urge you to also not allow this type of an operation to be in the middle of so many neighborhoods on a very narrow, congested two lane road.

—

Chris McMillan
Vice President Dealer Sales, South
Konica Minolta Business Solution USA
cmcmillan@kmbs.konicaminolta.us
865-250-5056

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] RE: File # 3-D-15-UR, Agenda item # 39, Applicant: The Mulch Company Knoxville, LLC1 message

'Diane Morris' via Commission <commission@knoxmpc.org>

Tue, Mar 10, 2015 at 3:23 PM

Reply-To: mainnut@yahoo.com

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

Dear Sirs:

I am not in favor of your approving the plan presented by The Mulch Company Knoxville, LLC, to build a mulch operating plant at 8718 S. Northshore Dr. My objections are as follows:

1. There has been tremendous development along Northshore, from Rocky Hill to the shopping center at Pellissippi. I estimate that the amount of traffic in the corridor has increased 10-fold since my husband and I bought our house in Whittington Creek in 2008. As it is, a new retirement center is being built less than 1/4 mile to the southwest from Creekside Nursery (at Toolles Bend), which will add to the congestion. An additional commercial operation at the Creekside Nursery location will increase traffic congestion in an area where the road is curvy and not well maintained. (The potholes there were only recently filled.) In fact, I wonder whether a traffic light will need to be installed at Toolles Bend, even if no new commercial activity is approved.
2. A commercial operation like the one proposed may reduce home values in Kensington and Whittington Creek. People buy in our area because it is quiet and largely non-commercial. Building a mulch plant will introduce noise and odors from the mulching operation itself and possibly heavy, large-axle trucks, which are likely to increase the noise level while also contributing to road degradation.
3. Sinking Creek runs along the back of Creekside Nursery and the proposed commercial mulching operation. This creek often overflows its banks further north near where Knightsbridge Rd. enters Northshore. I have never seen the creek water cross the road, but I have observed standing water in the meadow on the east side and a nearly-full ditch on the west side. If there should be any spillage or pollution from the mulching operation, this creek might cause additional problems to land or the road in that area.

I appeal to you as a homeowner to disallow the construction of a mulching operation at 8718 S. Northshore. There has been far too much development already on our once rural, tree-lined road. Creekside Nursery itself is quiet and neat-looking. A mulching plant is an entirely different animal.

Thank you.

Sincerely,
Diane H. Morris
9021 Hemingway Grove Cir.
Knoxville, TN 37922
[865-223-3073](tel:865-223-3073)

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch plant

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:22 AM

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

From: **Roy Painter** <rpainter38@comcast.net>
Date: Wed, Mar 11, 2015 at 4:23 PM
Subject: Mulch plant
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

I do not approve of this location for this type operation.
Area is a nice neighborhood. Do not let it be destroyed.
Your help is greatly appreciated. I live in Whittington Creek.

Roy Painter

Sent from my iPad

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: creekside nursery

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:29 AM

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

From: **Mark Pitt** <markapitt@comcast.net>
Date: Wed, Mar 11, 2015 at 11:52 AM
Subject: creekside nursery
To: tom.brechko@knoxmpc.org

I am opposed to the plans for some of the creekside nursery property to be converted into a Mulch Company.

Thank you

Mark Pitt
1451 Kenton Way

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Operation Proposal for Northshore Drive

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:25 AM

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

From: **Michael & Lili Rafferty** <k2lm@comcast.net>
Date: Wed, Mar 11, 2015 at 3:09 PM
Subject: Mulch Operation Proposal for Northshore Drive
To: tom.brechko@knoxmpc.org

Dear Mr. Brechko,

It has come to our attention that there may be a mulching operation/storage facility being constructed off of Northshore Drive. Please note that our family is in opposition of such an operation due to the additional truck traffic, the noise and the odor that will result if this company is allowed to pursue their operation. We are also concerned about all the natural beauty that already exists along Northshore Road. We have just witnessed a lot of trees being removed for the construction of a new Senior Living Center.

Thank you for taking the time to hear our viewpoint.

Lili and Michael Rafferty
1819 Regents Park Road
Knoxville TN 37922

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Proposed Mulching Operation on Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:27 AM

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

From: <Greg.Schaefer@ch2m.com>
Date: Wed, Mar 11, 2015 at 1:41 PM
Subject: Proposed Mulching Operation on Northshore
To: tom.brechko@knoxmpc.org

Mr. Brechko,

We are strongly opposed to Agenda Item #39 (File # 3-D-15-UR), the proposed commercial mulching operation at 8718 South Northshore Drive. This portion of S. Northshore Dr. is residential, with no industry or manufacturing currently located within the area. Any odors or noise associated with the proposed facility would decrease current property values and limit additional home building in the area. Also, because Northshore is a narrow two-lane road, with tight curves, no shoulder, and limited lateral visibility, the additional truck traffic associated with this commercial business would greatly increase the risk of traffic accidents.

Sincerely,

Greg Schaefer

Whittington Creek Resident

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Mulch Company off Northshore

1 message

James Smith <bsm1th20@me.com>

Wed, Mar 11, 2015 at 9:44 PM

Reply-To: bsm1th20@me.com

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

Len,

Good evening. Please consider this email as my vote of opposition to the granting of permission to a mulch company to conduct business or repurpose the property to produce mulch. This would be a traffic nightmare not only for our subdivision, but anyone traveling Northshore Drive, relative to Kensington subdivision and Creekside Nursery. The added traffic, oversized trucks in general, would be intrusive and over bearing to the current road conditions. The two lane road would not be conducive for the added traffic flow. Please vote NO.

Thank you.

James Smith
1538 Cranston Drive
Kensington Subdivision

Sent from the iPad of
James W. Smith, Jr.
CEO, SMITH & HAMMAKER

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Creekside/The Mulch Company proposal

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:31 AM

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

From: **Natalie Smith** <nataliesmith64@hotmail.com>
Date: Wed, Mar 11, 2015 at 10:45 AM
Subject: Creekside/The Mulch Company proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Mr. Brechko,

We live in the Kensington neighborhood off of Northshore and express our hope that the Metropolitan Planning Commission will deny the proposal of Creekside Nursery to sell three acres to The Mulch Company. Having a mulch facility so close to our neighborhood is not desirable for many reasons. The entrance to the portion of the property being considered for the mulch facility is almost directly across from the main entrance of Kensington so trying to turn left onto Northshore could become a nightmare. Increased truck traffic on this section of Northshore will also add additional wear and tear to the road. When we mentioned this proposal to our college-aged son, he quickly remembered the incident at the Shamrock plant several years ago. Thus the potential smoke and fire hazards are a concern. While our property is not directly across Northshore from Creekside, we do worry about the smells and noises that such a facility might produce and their effect on the properties in close proximity, both in Kensington and nearby properties.

Thank you for your consideration in this matter.

Natalie and Steve Smith

1501 Westport Road

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Facility Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:31 AM

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

From: <miketamer@comcast.net>
Date: Wed, Mar 11, 2015 at 10:58 AM
Subject: Mulch Facility Northshore
To: tom.brechko@knoxmpc.org

Tom,

I think if the members of the committee would think about how mulch smells fresh put in the beds of their home, then how would a mulch production facility be to all the neighborhoods in this area. I always describe Northshore as a "pig trail" in which thousands of cars drive on daily. Imagine the truck traffic, dust and noise pollution would be for everyone concerned.

I think without serious consideration needed, the permit should be denied as this area should not be considered industrial.

Thank you,

Mike Tamer

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item # 39 - Northshore Mulching Facility

1 message

'Leanne Thornburgh' via Commission <commission@knoxmpc.org>

Tue, Mar 10, 2015 at 2:21 PM

Reply-To: Llthornburgh@yahoo.com

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

Dear Commissioner's,

Please reject the proposal of the addition of the mulching facility at Creekside Nursery on Northshore drive. I used to live in Kensington but in the last six months moved to Whittington Creek. My last house actually backed up to Creekside Nursery and the noise from the delivery and fork trucks was one of the reasons that we decided to move. I can not imagine the overwhelming conditions the munching facility will create for Kensington home owner's. The additional noise from the dump trucks, additional delivery trucks and foremost the smell from the production of mulch will create horrible conditions for our Kensington neighbor's. Much less, I feel the facility will detract from the beauty of Northshore.

Nevertheless, the added road traffic to an already very busy intersection at Tooles bend is my main issue and concern. The bend on Northshore right before Tooles bend has had a pot hole that has been repeatedly filled in for the last nine years. Drivers tend to go around that hole by going into incoming traffic. Dump trucks are just going to make the road conditions even worse!

Once again, please consider rejecting this proposal. We love living along Northshore and love that it is a residential community! Please do not add a commercial business that will produce a SMELLY, UNSAFE, and an UNATTRACTIVE condition to Northshore!

Thank you,

Leanne Thornburgh
1624 Kilmer Drive (Whittington Creek)
cell [865 898-8137](tel:8658988137)

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #39 File ID 3-D-15-UR The Mulch Co. Proposal for Northshore Dr.

1 message

Jim Vavalides <jvavalides@bellsouth.net>

Wed, Mar 11, 2015 at 7:27 AM

Reply-To: jvavalides@bellsouth.net

To: commission@knoxmpc.org

Dear Commissioners,

Good morning. I write to make you aware of my opposition to the proposed mulching operation on Northshore Drive. I do not believe it is consistent with the residential nature of the area. I ask that you do not support the proposed zoning change. Thank you.

Sincerely,

Jim Vavalides
9123 Farrell Park Lane
Knoxville, TN 37922
jvavalides@bellsouth.net

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Agenda Item #39, File ID 3-D-15-UR, Commercial Mulching Operation Proposal

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:35 AM

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

From: <Whitehedhd@aol.com>
Date: Tue, Mar 10, 2015 at 4:04 PM
Subject: Agenda Item #39, File ID 3-D-15-UR, Commercial Mulching Operation Proposal
To: tom.brechko@knoxmpc.org

Dear Sir:

With regard to the subject proposal, I will be out of town this Thursday and unable to attend the meeting in person, but wanted to provide my input to the MPC. Please forward as appropriate.

I am a 11-year resident of the Whittington Creek Subdivision and live in Hillshire (which is the portion nearest the proposed development) and am a retired project manager with 12 years experience constructing and managing operation of Landfills for the DOE in Oak Ridge, Tennessee and thus, understand noise, traffic, precipitation run-off, stream pollution, groundwater contamination, and fuel spills/containment issues.

Based upon my experience with this type of operation, I strongly agree with your recommendation to the MPC that this request be denied. The residents that are surrounding this property (plus the senior citizens community that is under construction just west of the property) should not be subjected to the negative impacts that most assuredly will follow if this operation is allowed.

I would appreciate your conveyance of my opinion and concerns to the MPC.

Thank You,

H. Davis Whitehead, Jr.

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to the proposed Mulch Company development

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:21 AM

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

From: **Kathryn Woodall** <woodallstn@gmail.com>
Date: Wed, Mar 11, 2015 at 8:01 PM
Subject: Opposition to the proposed Mulch Company development
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Dear Mr. Brechko, I am writing as a lifelong resident of Knoxville and homeowner/taxpayer to oppose the proposed Mulch facility on Northshore Drive across from Kensington Subdivision. A commercial mulch facility does not belong in a residential area and would bring traffic, noise and pollution and fire hazard to an area that is designated for residential and agricultural purposes. Please don't allow such a facility to locate in our neighborhood area.

Thank you for your consideration,

Kathryn C. Woodall
1617 Botsford Drive
Knoxville TN 37922

—

This message was directed to commission@knoxmpc.org