



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

[MPC Comment] Opposition to Rezoning Northwest Sector Amendment 10-F-15-SP and 10-Q-15-RZ

1 message

Kimberly Evers <kimberlyutk@gmail.com>

Fri, Oct 2, 2015 at 7:28 AM

Reply-To: KimberlyUTK@gmail.com

To: commission@knoxmpc.org

Cc: brad.anders@knoxcounty.org

MPC Commissioners,

I am writing today in regards to:

Agenda Item No. MPC File No.

Page 8 of 10 9/24/2015

50. GUSTO DEVELOPMENT, LLC

Southeast side Ball Camp Pike, northeast of Middlebrook Pike,
Commission District 6.a. Northwest County Sector Plan Amendment 10-F-15-SP
From LDR (Low Density Residential) to C (Commercial).b. Rezoning 10-Q-15-RZ
From A (Agricultural) to CA (General Business).

I am a member of the Ball Camp community and my children attend Ball Camp Elementary school. I live in the Trails End Subdivision which will be greatly impacted by this rezoning/development. We have seen numerous amounts of growth in this area over the recent years. And more recently, a neighborhood that cuts into Nicholas Ball Park. This rezoning will cut into my children's AYSO soccer fields. Our neighborhood will be affecting as well. Speed humps were installed several years ago because of the traffic cutting through our neighborhood to Food City, etc. This rezoning will make the traffic worse.

Please do not approve this rezoning. It needs to stay a residential area. There is already so much traffic in the mornings and afternoons due to the school. It is nearly impossible to turn left between the school hours in the morning and then again in the afternoon until about 6:45. There is not a traffic officer at Ball Camp in the afternoons, which makes for more traffic leaving the school. A change from residential to commercial would create more traffic and would not be welcome. I love this area because it is so small but it's becoming bigger and bigger every day.

There is a Kroger 1.8 miles away, Food City is 0.5 miles, Weigel's is on the corner, and another Food City 4.4 miles on Hardin Valley Road. There is a strip mall center on Middlebrook Pike which is 0.6 miles away that still has retail space available. There are at least 3 other retail spaces between 1.5 - 2 miles on Hardin Valley Road. The Kroger shopping center has retail space available as well. There are also numerous gas stations on Hardin Valley Road, Lovell Road and Cedar Bluff Road. We do not need or want another commercial business, especially one so close to the school where are children learn and play every day.

The traffic on 2 lane Ball Camp Pike is congested. This was supposed to be relieved with the Schaad Road Connector, but that has plan been halted. This commercial development will cause more headaches. I do not want this to happen.

Please do not approve this rezoning.

In all honesty, how many Domino's, Subways and nail salons does our community need? I would like for my

10/2/2015

KnoxMPC Mail - [MPC Comment] Opposition to Rezoning Northwest Sector Amendment 10-F-15-SP and 10-Q-15-RZ

children to see green grass, instead of another commercial development.

Thank you for your time,

Kimberly Evers
1804 Campfire Drive

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning in Ball Camp Community

1 message

wambachjd@comcast.net <wambachjd@comcast.net>

Thu, Oct 1, 2015 at 10:20 PM

Reply-To: wambachjd@comcast.net

To: commission@knoxmpc.org

Cc: rad.anders@knoxcounty.org

MPC members

I am writing to register my objections to the rezoning request listed below. I understand that Walmart wants to build a store in this location. I live in the Trails End subdivision which is approximately 1/2 mile from this rezoning request.

The Ball Camp community is small and Ball Camp community park is the only park within a reasonable distance to this neighborhood. My family and I have spent many hours at here enjoying the playground, walking trails, and watching soccer and ball games. There are so few parks in this area and this one is an asset to our community.

A store abutted to the park will ruin the ambience of the park and also add more congestion and noise to what was once a quiet community and trying to stay that way! Knox County is full of half full strip malls and empty store fronts. Please don't destroy another community by turning it into a shopping area!

My neighborhood is located
3.1 miles from Walmart on Walbrook Drive
4 miles from Walmart on Parkside Drive
6 miles from Walmart on Clinton Hwy

Janet Wambach
9513 Trails End Road
[865-470-2943](tel:865-470-2943)
Wambachjd@comcast.net

MPC - .Agenda Item No. MPC File No.
Page 8 of 10 9/24/2015
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