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[MPC Comment] Comments regarding October 8, 2015 Agenda Item #11 (10-SB-15-C / 10-B-15-UR)

1 message

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Reply-To: amoor@e-sys.net
To: commission@knoxmpc.org

Thu, Oct 8, 2015 at 1:41 AM

Dear Commissioners:

I am a resident of the Gray Eagle Springs subdivision, which is directly adjacent to the proposed Hamilton Farm subdivision presented for your consideration at the October 8, 2015 MPC meeting. I would like to offer a few comments to you regarding this proposal. Thank you in advance for carefully considering the input from residents who are most closely affected by the proposals you are tasked with reviewing.

Regarding the proposed Hamilton Place subdivision plans:

<http://agenda.knoxmpc.org/2015/oct2015/10-SB-15-C.pdf>

1) The lots proposed are too small relative to the surrounding land use. The MPC Staff comments on Page 11-2, Comments item #2: "compatible with the scale and intensity of development that has occurred in this area" do not accurately reflect the actual average residential lot size or effective home density (land minus roadway easements).

- Morton's Meadow lots at the subdivision border are, on average, 80' x 120' (0.22 acres)
- Freeman's Farm lots at the subdivision border are, on average, 80' x 125' (0.23 acres)
- Gray Eagle Springs lots at the subdivision border are, on average, at 100' x 175' (0.4 acres)
- Proposed "Hamilton Farm" lots at the subdivision border are, on average, 60' x 115' (0.14 acres).

The lot sizes proposed for Hamilton Farm are inconsistent with the average residential use of the surrounding land. They are ~36% smaller than Morton's Meadow and Freeman's Farm, and ~65% smaller than Gray Eagle Springs.

A more appropriate and logically-derived lot size could be the average of Morton's Meadow (0.22) and Gray Eagle Springs (0.4), since these are the existing properties bordering the proposed development. This would imply that a 0.32 acre average lot size would be appropriate for lots at the border of the proposed development. Certainly there is no precedent in the surrounding land for lots smaller than 0.22 acres, and the only logical explanation for requesting even smaller lot sizes is to attempt to secure the commercial viability of the development - which should not be a factor in the MPC's assessment of this proposal.

2) The proposed peripheral setback variance from 35' to 25' is inconsistent with the surrounding land setback requirements. Morton's Meadow and Gray Eagle Springs have 35' setback requirements. With only a 25' setback requirement, there will be insufficient space behind the homes for any significant landscaping (i.e., trees) to provide visual separation between the rear yards of houses at the subdivision borders. The close proximity of significantly smaller, denser-packed homes will lead to devaluation of existing homes within Gray Eagle Springs which border the proposed development. This will ultimately affect many of the other homes within Gray Eagle Springs which may be used as "comps" for real estate evaluation.

3) The proposed storm-water detention basins may affect some lots in Gray Eagle Springs. This is not acceptable considering the affected properties in Gray Eagle Springs are fully built and were not graded or designed to accept runoff from a neighboring development.

4) Proposed lots 12-15 and 21 appear to be unsuitable for home building due to the significant grade and large detention basins. Why are these areas designated as viable lots within the development rather than enlarging an adjacent lot to encompass the unusable area?

Best Regards,

Andrew Moor
1021 Gray Eagle Lane

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This message was directed to commission@knoxmpc.org