

KM **KENNERLY MONTGOMERY**
Attorneys & Counselors Since 1916

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August 4, 2016

Knoxville-Knox County Metropolitan Planning Commission
Knoxville City County Bldg
400 W Main St #403
Knoxville, TN 37902

Re: File Number 7-D-16-RZ

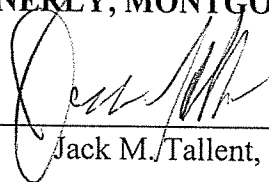
To Whom It May Concern:

Enclosed please find a Petition for filing regarding rezoning of Millstone Lane/Freels Lane Property, File Number 7-D-16-RZ. The petition contains electronic signatures and comments of many concerned citizens. Feel free to contact me should you have any questions.

Very truly yours,

KENNERLY, MONTGOMERY & FINLEY, P.C.

By



Jack M. Tallent, II

JMT:ces
Enclosure

**Millstone Neighbors: Oppose the Rezoning of the Millstone Ln / Freels Ln
Property-File # 7-D-16-RZ**

THE UNDERSIGNED citizens and residents of Knox County, Tennessee come together for the purpose of petitioning the Knoxville-Knox County Metropolitan Planning Commission in opposition to the rezoning application by S&E Properties, LLC, being File # 7-D-16-RZ. As grounds for their opposition, the undersigned state the following:

There is not sufficient existing right of way to accommodate the infrastructure improvements that will be necessary to support the proposed development. The proposed development is in an isolated location on Millstone Lane, which is a small dead-end street in West Knox County that currently serves less than twenty houses. There is no other access point for the proposed development than from Millstone Lane, meaning that the development, if approved, will result in an approximate 10-fold increase in vehicle traffic on Millstone Lane. MPC's staff and Knox County Engineering have both stated that any rezoning and development of the subject property will require the widening of portions of Millstone Lane to accommodate the increased traffic and the installation of sidewalks due to the West Valley parental responsibility zone. However, our attorneys advise us that a review of the Knox County land records indicates that there is not sufficient existing right of way to allow Millstone Lane to be widened and improved in this way – a conclusion that has been confirmed by Knox County Engineering. While S&E could certainly try to secure additional right of way to accommodate the development, one of the properties from which right of way would have to be secured is owned by Tim & Shirley Gibson, who are opposed to the rezoning and development and are adamant that they will not sell any right of way in aid of this proposed development.

S&E's proposed density and MPC staff's recommended density are both incompatible with adjacent zones, and thus contrary to the Knox County Zoning Ordinance. PR zoning is not appropriate for every residential development, but is instead intended to encourage developers to use imaginative solutions to environmental design problems and to create developments that are compatible with adjacent zones. In this case, the adjacent zones are all Agricultural with an average density of only .14 du/ac. MPC staff has recommended a density of 3 du/ac despite expressly acknowledging that such a density is not compatible with adjacent zones. The 5 du/ac requested by S&E is even

worse. Rezoning the subject property to PR with a density that is acknowledged to be incompatible with the adjacent zones is not only contrary to the requirements of the Knox County Zoning Ordinance, but will also negatively impact the property values of the adjacent and surrounding properties. This is not to mention the effect that such a rezoning will have on the livability and value of the surrounding properties, which were purchased with the specific intent of living in a large-tract zone.

S&E's concept plan evidences that S&E envisions a development that is inconsistent with the surrounding area, the PR zoning guidelines, and MPC's staff recommendations. S&E has filed a concept plan that gives no consideration whatsoever to the purposes or requirements of PR zoning, nor to the impact the proposed development would have on the surrounding community. For instance, the concept plan depicts a 136-lot development on 40 acres, yielding a density of 3.4 du/ac. However, included within the proposed development are two existing houses on large plots of land that are not numbered and appear to only be included within the boundaries of the proposed development in order to attempt to dilute density. If these two plots are removed, then the development's true density is approximately 3.8 du/ac. MPC staff has recommended that any development of the subject property include large periphery lots to buffer the adjacent properties. However, approximately 50 periphery or adjacent lots depicted on the concept plan are .25 acres or smaller, with some being as small as .16 acres. This is incompatible with not only the Knox County Zoning Ordinance but also the MPC staff recommendations. Finally, MPC's PR guidelines require that at least 15% of the development be set aside as usable open space and recreational area. However, there is no open space or recreational area reserved on the concept plan other than 3 detention ponds. Again, this is incompatible with MPC requirements.

There are significant topographic and hydrologic concerns respecting the subject property. The subject property has historically been subject to heavy flooding. There is also known karst topography in the area, including a well-developed cave system that runs immediately beneath the subject property. These factors raise legitimate concerns about the safety and practicality of constructing a dense subdivision on the subject property, including high risks to surrounding property owners of increased flooding and sinkhole development.

There are risks of damage to nearby water and septic systems. Most of the immediately adjacent properties rely on well water and septic systems, both of which may be at risk of damage and contamination if this development moves forward as proposed.

Approving the proposed rezoning will exacerbate existing traffic conditions at the intersection of Millstone Lane and George Williams Road. This intersection serves as one of two main access points for West Valley Middle School. Because Millstone Lane is a dead-end street, every vehicle going to or from the proposed development must necessarily travel through this intersection. The intersection is already a point of major traffic congestion in the area – particularly when West Valley Middle School is in session – to the point that there are times when vehicles cannot move due to school traffic. While a traffic study has not yet been conducted, MPC staff has estimated that the proposed development will yield an additional 1,900 vehicle trips per day through this intersection, which will exacerbate a very significant problem.

Approving the proposed rezoning will exacerbate existing school overcrowding. West Valley Middle School is already overcrowded, and this proposed development, if approved at the requested or recommended densities, will result in additional students enrolling, again exacerbating an existing problem.

IN CONSIDERATION OF THE FOREGOING CONCERNS, the undersigned citizens request that MPC deny S&E's rezoning application. If a rezoning to PR is to be approved, however, the undersigned citizens request that the approved density be no more than 1.5 du/ac, which we believe would be a reasonable compromise between S&E's desire to develop the property for profit and the community concerns expressed above – particularly the zone compatibility issues presented by the surrounding properties. Finally, if a rezoning to PR is to be approved, we also request that MPC require all periphery lots within the proposed development to be 1 acre in size or more, which will allow for sufficient buffer between the surrounding lots and the development to minimize the impact that the development will have on the community's existing large lots and tracts, which are zoned Agricultural.

Change.org Millstone Neighbors Signature List for Opposition Property File: #7-D-16-RZ

Signator	City	State	Postal Code	Signed On
Mike Campbell	Knoxville	Tennessee	37922	7/28/2016
Nancy DeTrana	Knoxville	Tennessee	37934	7/28/2016
Cristie Rabalais	Brandon	Mississippi	39042	7/28/2016
Becky Walker	Knoxville	Tennessee	37917	7/28/2016
Leigh Ann Cheung	Knoxville	Tennessee	37922	7/28/2016
Chris Wingo	Knoxville	Tennessee	37922	7/28/2016
james gorney	Knoxville	Tennessee	37922	7/28/2016
Tanya Johnson	Lexington	South Carolina	29072	7/28/2016
Katie Giddens	Knoxville	Tennessee	37922	7/28/2016
Tinah Utsman	Knoxville	Tennessee	37917	7/28/2016
Tina Gibson	Knoxville	Tennessee	37922	7/28/2016
Amanda Davenport	Strawberry Plains	Tennessee	37871	7/28/2016
Ryan Blair	Knoxville	Tennessee	37920	7/28/2016
Catharine Hatcher	Knoxville	Tennessee	37920	7/28/2016
George Anas	McGaheysville	Virginia	22840	7/28/2016
jennifer fuson	knoxville	Tennessee	37917	7/28/2016
Carl Worsham	Knoxville	Tennessee	37922	7/28/2016
Tracy Wingo	Knoxville	Tennessee	37923	7/29/2016
Ed Shelley	Knoxville	Tennessee	37922	7/29/2016
Frances Thomforde	New Market	Tennessee	37820	7/29/2016
Beth neil	Lebanon	Tennessee	37090	7/29/2016
Gidget Deal	Knoxville	Tennessee	37918	7/29/2016
Sherrie McCarty	Knoxville	Tennessee	37922	7/29/2016
George Simler	Knoxville	Tennessee	37922	7/29/2016
George Sanford	Knoxville	Tennessee	37922	7/29/2016
Holly Williams	Knoxville	Tennessee	37909	7/29/2016
Carol Wingo	Knoxville	Tennessee	37922	7/29/2016
Kelly Rogers	Knoxville	Tennessee	37922	7/29/2016
Yvette Tobin	Knoxville	Tennessee	37922	7/29/2016
Valerie Mire	Knoxville	Tennessee	37919	7/29/2016
Thomas Ehrensing	Knoxville	Tennessee	37922	7/29/2016
Teresa Lange	Knoxville	Tennessee	37922	7/29/2016
Amanda Day	Knoxville	Tennessee	37922	7/29/2016
Deanna Ward	Knoxville	Tennessee	37922	7/29/2016
Karen Honeycutt	Knoxville	Tennessee	37922	7/29/2016
Lori Middleton	Knoxville	Tennessee	37922	7/29/2016
Sheri Campbell	Knoxville	Tennessee	37922	7/29/2016
Pamela Riffle	Salem	Virginia	24153	7/29/2016
SCOTT SIMS	Knoxville	Tennessee	37922	7/29/2016
Kati Sanford Goodner	Knoxville	Tennessee	37922	7/29/2016
Linda Staton	Knoxville	Tennessee	37932	7/29/2016
Velvet Schweitzer	Knoxville	Tennessee	37922	7/29/2016
Heather Ramey	Knoxville	Tennessee	37922	7/29/2016
Erika Adams	Lenoir City	Tennessee	37771	7/29/2016
Cathy Barnes	Knoxville	Tennessee	37934	7/29/2016
Holly Sanford	Knoxville	Tennessee	37922	7/29/2016
Alex DeTrana	Knoxville	Tennessee	37922	7/29/2016
Bradley Hatcher	Knoxville	Tennessee	37917	7/29/2016
Charles Griffin	Knoxville	Tennessee	37917	7/29/2016
Cathy Morrison	Knoxville	Tennessee	37931	7/29/2016
whitney lawrence	Knoxville	Tennessee	37923	7/29/2016

Erin Sanford	Knoxville	Tennessee	37929	7/29/2016
Brian Dunleavy Dunleavy	Knoxville	Tennessee	37923	7/29/2016
Tonya Fitzgerald	Knoxville	Tennessee	37922	7/29/2016
Amy Stanfield	Knoxville	Tennessee	37921	7/29/2016
Meredith Lind	Knoxville	Tennessee	37922	7/29/2016
Grace Novinger	Knoxville	Tennessee	37917	7/29/2016
Madeline Thompson	Knoxville	Tennessee	37923	7/29/2016
Nathan Goodner	Knoxville	Tennessee	37922	7/29/2016
Sarah Ringley	Morristown	Tennessee	37814	7/29/2016
Jessica Cudzilo	Knoxville	Tennessee	37922	7/29/2016
caroline mercer	Knoxville	Tennessee	37922	7/29/2016
Corey Cudzilo	Knoxville	Tennessee	37922	7/29/2016
Judy Justice	Knoxville	Tennessee	37919	7/29/2016
Cydney Hensley	Knoxville	Tennessee	37922	7/29/2016
James Cudzilo	Knoxville	Tennessee	37923	7/29/2016
Frank Hall	Knoxville	Tennessee	37931	7/29/2016
Beverly C Gibbons	Knoxville	Tennessee	37922	7/29/2016
Patricia Ehrensing	Knoxville	Tennessee	37922	7/29/2016
Sharon Giles	Powell	Tennessee	37849	7/29/2016
Matthew Evans	Knoxville	Tennessee	37919	7/29/2016
Katie Kehne	Knoxville	Tennessee	37922	7/29/2016
Les Anas	Salem	Virginia	24153	7/29/2016
Allison Jackson	Knoxville	Tennessee	37923	7/29/2016
Kayla McCullough	Hot Springs National Par	Arkansas	71901	7/29/2016
Jennifer Rieger	Knoxville	Tennessee	37934	7/30/2016
Jamie Mitchell	Montgomery	Alabama	36111	7/30/2016
Kelly Norrell	Knoxville	Tennessee	37919	7/30/2016
Susan Eiland	Knoxville	Tennessee	37922	7/30/2016
Susan Simler	Knoxville	Tennessee	37922	7/30/2016
Dean Burress	Knoxville	Tennessee	37916	7/30/2016
Lisa Polte	Knoxville	Tennessee	37919	7/30/2016
Angela Roberts	Knoxville	Tennessee	37922	7/30/2016
JoAnna Lochen	Orlando	Florida	32835	7/30/2016
Shannon Blevins	Knoxville	Tennessee	37922	7/30/2016
Gary Morgan	Knoxville	Tennessee	37922	7/31/2016
Missy Speaks	Knoxville	Tennessee	37934	7/31/2016
Libby McCammon	Knoxville	Tennessee	37934	7/31/2016
Mike Compton	Knoxville	Tennessee	37922	7/31/2016
Edwin Guion	Knoxville	Tennessee	37922	7/31/2016
Gina Rose Epperson	Knoxville	Tennessee	37924	7/31/2016
dan sparkes	Knoxville	Tennessee	37922	7/31/2016
Kevin Anderson	Knoxville	Tennessee	37922	7/31/2016
Jami Anderson	Knoxville	Tennessee	37922	7/31/2016
Rebecca Ware	Knoxville	Tennessee	37922	7/31/2016
Alex Marks	Knoxville	Tennessee	37923	7/31/2016
Sandra Cogburn	Knoxville	Tennessee	37922	7/31/2016
Connie Cole	Knoxville	Tennessee	37922	7/31/2016
Jennifer Kurtz	Knoxville	Tennessee	37922	7/31/2016
Bill Fitzgerald	Knoxville	Tennessee	37922	7/31/2016
Jeff Johnson	Knoxville	Tennessee	37917	7/31/2016
Suzanne Caruthers	Knoxville	Tennessee	37919	7/31/2016
Michele Jackson	Knoxville	Tennessee	37917	7/31/2016
Marti Townsend	Knoxville	Tennessee	37922	7/31/2016

susan price	Knoxville	Tennessee	37932	7/31/2016
cindy pack	Knoxville	Tennessee	37922	7/31/2016
Valerie Sanders	Knoxville	Tennessee	37922	7/31/2016
Leigh Seaman	Knoxville	Tennessee	37922	7/31/2016
Marc Rodriguez	Knoxville	Tennessee	37922	7/31/2016
Joanne Fuller	Knoxville	Tennessee	37922	7/31/2016
Eddie Mercer	Knoxville	Tennessee	37922	7/31/2016
Hazel Moxim	Knoxville	Tennessee	Knoxville	7/31/2016
Paul Pipkin	Knoxville	Tennessee	37922	7/31/2016
Sandra Kaplan	Knoxville	Tennessee	37931	7/31/2016
Sheri Weaver	Knoxville	Tennessee	37922	7/31/2016
Frank Long	Knoxville	Tennessee	37922	7/31/2016
Stephen Powell	Knoxville	Tennessee	37922	7/31/2016
Katina Bandy	Knoxville	Tennessee	37922	7/31/2016
Cindy Thomas	Knoxville	Tennessee	37922	7/31/2016
Robby Eddins	Knoxville	Tennessee	37934	7/31/2016
Roy Lessly	Knoxville	Tennessee	37922	7/31/2016
Casey Howard	Knoxville	Tennessee	37934	7/31/2016
Holly Aytes	Knoxville	Tennessee	37922	7/31/2016
Deanna Surber	Knoxville	Tennessee	37919	8/1/2016
Marcus Robertson	Knoxville	Tennessee	37922	8/1/2016
Cheryl McKenry	Knoxville	Tennessee	37909	8/1/2016
Isabel Urdal	Knoxville	Tennessee	37922	8/1/2016
Dan Baker	Knoxville	Tennessee	37922	8/1/2016
Heather Cook	Knoxville	Tennessee	37922	8/1/2016
April Ella	Knoxville	Tennessee	37922	8/1/2016
Jacqueline MacDonald	Knoxville	Virginia	37922	8/1/2016
Cortney Robertson	Knoxville	Tennessee	37922	8/1/2016
Kristie Hopwood	Knoxville	Tennessee	37922	8/1/2016
Victoria Ursitti	Knoxville	Tennessee	37922	8/1/2016
Vicky Dyer	Knoxville	Tennessee	37931	8/1/2016
Nancy Dunleavy	Knoxville	Tennessee	37923	8/1/2016
Chuck Moore	Knoxville	Tennessee	37922	8/1/2016
Kelly McPherson	Knoxville	Tennessee	37930	8/1/2016
Caroline Badgett	Knoxville	Tennessee	37922	8/1/2016
John Schwartz	Knoxville	Tennessee	37922	8/1/2016
Sheryldine Bates	Knoxville	Tennessee	37914	8/1/2016
Randall Armstrong	Knoxville	Tennessee	37934	8/1/2016
Craig Fernandes	Knoxville	Tennessee	37922	8/1/2016
Stan Hurt	Knoxville	Tennessee	37922	8/1/2016
Jennifer Baker	Knoxville	Tennessee	37922	8/1/2016
Vicky Estes	Knoxville	Tennessee	37922	8/1/2016
Giedrius Sodonis	Knoxville	Tennessee	37922	8/1/2016
Caitlin Stinnette	Knoxville	Tennessee	37923	8/1/2016
Sarah Badgett	Knoxville	Tennessee	37922	8/1/2016
Kathleen Whitcomb	Knoxville	Tennessee	37922	8/1/2016
Jesse Morgan	Knoxville	Tennessee	37922	8/1/2016
Zulette Melnick	Knoxville	Tennessee	37919	8/1/2016
steve vasgaard	Knoxville	Tennessee	37922	8/1/2016
Sally Hedgepeth	Knoxville	Tennessee	37922	8/1/2016
Susan Weeks	Knoxville	Tennessee	37922	8/1/2016
Stephen Ferrell	Knoxville	Tennessee	37922	8/1/2016
Maria Edwards	Knoxville	Tennessee	37922	8/1/2016

Nancy Dunn	Knoxville	Tennessee	37922	8/1/2016
Heather McLellan	Knoxville	Tennessee	37922	8/1/2016
Tammy Meyers	Knoxville	Tennessee	37922	8/1/2016
Amy Chumley	Knoxville	Tennessee	37917	8/1/2016
Bradley Flowers	Knoxville	Tennessee	37932	8/1/2016
Gabriel Woodson	Knoxville	Tennessee	37923	8/1/2016
Ron Lubke	Knoxville	Tennessee	37917	8/1/2016
Steven Moseley	Knoxville	Tennessee	37922	8/1/2016
George Laurence Krieps	Knoxville	Tennessee	37923	8/1/2016
Marietta Fargueson	Knoxville	Tennessee	37923	8/1/2016
Jay Meyers	Knoxville	Tennessee	37922	8/1/2016
KENNETH BARTLETT	Knoxville	Tennessee	37922	8/1/2016
Michelle Tamer	Knoxville	Tennessee	37922	8/1/2016
Megan Mansfield	Knoxville	Tennessee	37922	8/2/2016
Katie Wood	Knoxville	Tennessee	37923	8/2/2016
Martin Wood	Knoxville	Tennessee	37923	8/2/2016
Jessica Cheverton	Knoxville	Tennessee	37931	8/2/2016
Brian Kline	Knoxville	Tennessee	37922	8/2/2016
Kelly Piper	Knoxville	Tennessee	37909	8/2/2016
Melanie Kline	Knoxville	Tennessee	37923	8/2/2016
Leslie Adamczyk	Knoxville	Tennessee	Knoxville	8/2/2016
Joe Mansfield	Knoxville	Tennessee	37922	8/2/2016
Edward Strollo	Knoxville	Tennessee	37922	8/2/2016
Marianne & Kenneth Goodwin	Knoxville	Tennessee	37922	8/2/2016
Ryan Grose	Knoxville	Tennessee	37922	8/2/2016
Heatb Cheverton	Knoxville	Tennessee	37931	8/2/2016
Rebecca Gorney	Albany	New York	12210	8/2/2016
Michael Bazzett	Minneapolis	Minnesota	55409	8/2/2016
Martie Wood	Knoxville	Tennessee	37931	8/2/2016
Melissa Towle	Knoxville	Tennessee	37922	8/2/2016
Jessica Ritter	Knoxville	Tennessee	37931	8/2/2016
Marie Crawford	Knoxville	Tennessee	37922	8/2/2016
Melissa Slaymaker	Knoxville	Tennessee	37922	8/2/2016
Laura McFee-Adams	Knoxville	Tennessee	37934	8/2/2016
Natalia Hafner	Knoxville	Tennessee	37922	8/2/2016
William Pagett	Knoxville	Tennessee	37922	8/2/2016
Will Turcios	Knoxville	Tennessee	37922	8/2/2016
Jessica Wilson	Knoxville	Tennessee	37919	8/2/2016
Mary Bruer	Knoxville	Tennessee	37922	8/2/2016
Nolen Campbell	Knoxville	Tennessee	37922	8/2/2016
Steven Wrzesniewski	Knoxville	Tennessee	37922	8/2/2016
Bruno Bazzett	Minneapolis	Minnesota	55409	8/2/2016
Suzanne Carswell	Knoxville	Tennessee	37922	8/2/2016
Sean Bazzett	Knoxville	Tennessee	37922	8/2/2016
David Whitcomb	Knoxville	Tennessee	37922	8/2/2016
Derwin Hagood	Knoxville	Tennessee	37922	8/2/2016
Dennis Jeffers	Knoxville	Tennessee	37922	8/3/2016
David Kleinschmidt	Ward	Alabama	36922	8/3/2016
Donald Bailey	Knoxville	Tennessee	37922	8/3/2016
Andrea Mayfield	Knoxville	Tennessee	37922	8/3/2016
John McDonnell	Knoxville	Tennessee	37922	8/3/2016
grier novinger	Knoxville	Tennessee	37919	8/3/2016
Coral Turner	Knoxville	Tennessee	37922	8/3/2016

Charles Teague	Knoxville	Tennessee	37922	8/4/2016
Mary Teague	Knoxville	Tennessee	37922	8/4/2016

Comments

Name	Location	Date	Comment
Tanya Johnson	Lexington, SC	2016-07-28	Thus land is so important to my friends and neighbors to remain green space. I support thier decision
Katie Giddens	Knoxville, TN	2016-07-28	The traffic on this street because of traffic West valley school, safety of the children on this street, joggers, walkers and wild life that is abundant and have no where else to go if their habitat is taken away. Our street cannot handle any more traffic on this street. Traffic backs up of the morning and afternoon to pick up students at the school, blocks traffic and turn around in our drive ways, blocks our entrance to homes and mailboxes. Not safe.
Tinah Utsman	Knoxville, TN	2016-07-28	Keep it green!
Chris wingo	Knoxville, TN	2016-07-28	There is no way Millstone Lane can support this traffic. There is only one way in and one way out with this development. This would add over 1,900 cars per day passing by our homes. This is a safety issues. Keep Millstone and Freels the way is. A safe and great place to live!
james gorney	Knoxville, TN	2016-07-28	This is a unique, very quiet residential neighborhood with estate sized lots of several acres. Millstone Lane itself is a small country road, already bottlenecked twice each weekday, as it terminates at the entrance to West Valley Middle School. Adding densely populated sub-divisions to Millstone would result in unmanagable congestion. The entire special character of the neighborhood would be severely altered by excessive new development.
Nancy DeTrana	Knoxville, TN	2016-07-28	Our family recently purchased a home on Millstone lane due to the estate-sized lot and quiet street. This proposed development would change the face of this area, adding almost 2,000 car trips per day in this already congested area. This is such a unique neighborhood that would be irreversibly changed by this proposed development.
George Anas	McGaheysville, VA	2016-07-28	I have family in the neighborhood and we visit often. We appreciate what it is now and do not want the area developed.
jennifer fuson	knoxville, TN	2016-07-28	Stop. Just stop.
Catharine Hatcher	Knoxville, TN	2016-07-28	This is a beautiful quiet deadend neighborhood. The homes are all on very large estate sized lots. The proposed development would be a a traffic nightmare and an eyesore.
Carl Worsham	Knoxville, TN	2016-07-28	Traffic will be dangerous for the neighborhood and school children attending the nearby school. Also the existing road will be hazardous to existing homes due to location of driveways that cannot be relocated.
Frances Thomforde	New Market, TN	2016-07-29	I have friends in this area and I have worked at Weat Valley Middle and understand the congestion that is already present in this neighborhood. This little conclave cannot support the housing density that is being proposed. Please stop this plan as it is now written.
Beth neil	Lebanon, TN	2016-07-29	ruining land with house developments that are cheap,small-no lot line-ruin values of other homes that have been there for years.EYE SORE FOR LIFE
Beth neil	Lebanon, TN	2016-07-29	It ruins the value of homes that have been there for years-cheap homes-no lot lines.A complete eye sore for this spot of land that is getting harder and harder to find in communities of America.
George Sanford	Knoxville, TN	2016-07-29	I am signing to oppose S&E Properties plan to over develop our local community on Millstone Lane.
Carol Wingo	Richland, WA	2016-07-29	This is a small residential street and no capacity for that kind of extra traffic.

Name	Location	Date	Comment
valerie mire	Knoxville, TN	2016-07-29	This plan will negatively impact the value of the estate sized properties in that area. Additionally morning traffic is already dangerous on George Williams due to plenty of rental properties and the middle school. Traffic will impact other established neighborhoods in George Williams.
Thomas Ehrensing	Knoxville, TN	2016-07-29	This has to be the worst planed residential concept ever offered. Millstone and Freels's may be the last two one lane roads in Knoxville! 136 homes will butcher this neighborhood.
Amanda Day	Knoxville, TN	2016-07-29	I live in the traffic zone. Too much!
deanna ward	knoxville, TN	2016-07-29	We don't need more houses off George Willisms to over crowd streets/schools!!
Kati Sanford Goodner	Knoxville, TN	2016-07-29	Our community cannot continue to support short-sighted high density/low quality development designed to maximize profit for the developers at the expense of the land, the infrastructure, and the quiet and agricultural character of the community. Approval of the proposed development would destroy much of what is valued by the community, and would significantly devalue the homes and property in the area around it.
C Barnes	Knoxville, TN	2016-07-29	We have an interest in this property stays more rural
Holly Sanford	Knoxville, TN	2016-07-29	Too much development for this area.
Tina Gibson	Knoxville, TN	2016-07-29	My husband has lived on Freels Lane 45 years and I have been here almost 20. We have watched George Williams, Fox, Confederate, and Peters Road in the past 10 years become saturated with growth. The schools are overcrowded as is. West Valley Middle school traffic is horrendous for those of us living on Millstone and Freels. I get blocked out of my own neighborhood by rude parents that are making U-turns or lining up to meet their kids. I've almost had head on collisions with parents turning around at the top of Freels. It's ridiculous! Our area cannot support more traffic, not to mention the eye sore a high density subdivision will add, and how this will affect our property values. This is such a beautiful area. Please help us maintain some green space.
Cathy Morrison	Knoxville, TN	2016-07-29	Let's keep some of God's nature intact and not develop every inch of land and killing all the trees and wildlife.
Brian Dunleavy Dunleavy	Knoxville, TN	2016-07-29	have a financial interest
Tonya Fitzgerald	Knoxville, TN	2016-07-29	To have a neighborhood of that volume there would be a nightmare for traffic.. There is no way the streets can be widened and could handle the volume of traffic.
Meredith Lind	Concord, TN	2016-07-29	We live around the corner from the road. The traffic around west valley middle school is terrible during the school year. This area can't handle anymore traffic. Please leave that property to be residential. We walk , run and ride bikes on that road because of the low car traffic.
Grace Novinger	Knoxville, TN	2016-07-29	This is a unique and rare area in Knoxville where houses are not on top of each other. Let's keep it that way!
Madeline Thompson	Knoxville, TN	2016-07-29	We don't need more houses

Name	Location	Date	Comment
Jessica Cudzilo	Knoxville, TN	2016-07-29	If proof is needed of how deeply greenspace is appreciated simply watch the amount of people who use our dead end streets as respite from their busy neighborhoods to walk their dogs, go for a run or take a leisurely stroll as a family. Our family is not ignorant of the fact that money is a powerful monster, but we'd be doing the wildlife a disservice to not speak up on their behalf. Our young girls have learned about deer - does and bucks - turkeys, what coyotes sound like when they howl in unison, turkeys and the latest sighting - a fox - all from their backyard! Of all the reasons this development would be disastrous, as a homeschooling mom, this pangs me the most.
Judy Justice	Knoxville, TN	2016-07-29	For many years I have regularly had occasion to drive on Millstone and Freels Lanes and am quite familiar with the traffic problems and safety issues resulting from the fact that the entrance to West Valley Middle School on George Williams Road is at the only point of access to these small dead end lanes. There is simply no room at the entrance to Millstone Lane for any significant increase in traffic volume.
Cydney Hensley	Knoxville, TN	2016-07-29	It is one of the few places in Knoxville that hasn't been developed and I would love to see it kept that way. You pull into Freels Lane and feel like you're in a completely different town, while not having left - it's so beautiful. I would hate to see it become a huge neighborhood.
Beverly C. Gibbons, Ph.D.	Knoxville, TN	2016-07-29	<p>Twenty years ago I took a walk during a late winter snow and discovered the beautiful, barely touched land owned by "Moose" and Joanne Schwartzburg. Before selling us four acres, they vetted us heavily regarding our commitment to preserve the natural environment and agricultural nature of the neighborhood.</p> <p>We have lived here now for eighteen years; and it is a beautiful, rural 'home place' for us near busy centers of Knox County.</p> <p>But Millstone Lane is not just for us. Our family from all over the country come here to visit and stay with us. And neighbors from many streets nearby come with dogs, children, and aged parents to walk the quiet road and enjoy the open fields and wooded areas we are fighting to preserve.</p> <p>The proposed development plan would destroy all this, creating massive traffic problems, overcrowding our school, lowering property values, and destroying green space and the character of the neighborhood. Please vote no on the rezoning and development proposal from S&E Properties.</p>
Nathan Goodner	Knoxville, TN	2016-07-30	I'm not adverse to development and change; I just believe a project like this should support and enhance the surrounding community. This specific development fails to consider either of these goals. It's objective seems to only center around a bottom line. Please come up with a plan that the community can rally behind and future infrastructure can realistically support.
Susan Simler	Knoxville, TN	2016-07-30	This area is beautiful and the natural habitat of so many animals. Please don't destroy it.
Lisa Polte	Knoxville, TN	2016-07-30	Leave green space as is. This lovely quiet community does not need disruption. There is a school next door that needs protection.
Angela Roberts	Knoxville, TN	2016-07-30	not conducive for that area
Angela Roberts	Knoxville, TN	2016-07-30	Too much traffic for this small private road.
JoAnna Lochen	Orlando, FL	2016-07-30	I care!
Gary Morgan	Knoxville, TN	2016-07-31	There is already heavy traffic on George Williams Road and speeding is also a problem. West Valley Middle School is also overcrowded.
Howdy Guion	Knoxville, TN	2016-07-31	Traffic issues are already significant. This development would make them much worse.

Name	Location	Date	Comment
dan sparkes	Knoxville, TN	2016-07-31	green spaces need to be maintained and not destroyed.
Kevin Anderson	Knoxville, TN	2016-07-31	9301 George Williams Road
Kevin Anderson	Knoxville, TN	2016-07-31	Seeing is believing https://drive.google.com/file/d/0B8_Y2vTCqQ4hOEZXRmxMcFFkbnM/view?usp=sharing
Rebecca Ware	Knoxville, TN	2016-07-31	I live in the area and traffic is already a nightmare. Please don't develop what little green space there is left in West Knoxville.
Sandra Cogburn	Knoxville, TN	2016-07-31	This subdivision would create over crowding in an already dense area leading to increased overcrowding in our schools.
Bill Fitzgerald	Knoxville, TN	2016-07-31	This would create traffic mess
Marti Townsend	Knoxville, TN	2016-07-31	We have more than enough subdivisions but not enough greenspace.
cindy pack	Knoxville, TN	2016-07-31	I live in the area . There is no realistic way that area can support the proposed additional housing , traffic, and infrastructure . I also fear for the safety of the children attending West Valley. Too much traffix will be forced through an already busy school zone!
Valerie Sanders	Knoxville, TN	2016-07-31	Further housing development in the area directly surrounding West Valley Middle School would be irresponsible. The petition letter covers many of the reasons perfectly well, but doesn't emphasize one important point - urban sprawl and land destruction in Knox Co are out of control. It would be wonderful to see leadership take the stance of preserving land, habitats, and green areas as much as possible. There are plenty of buildings and houses that already exist that just need to be remodeled or repurposed. Knox Co needs to think long term. A building should be built to last for hundreds of years and the undeveloped land should be preserved for future generations. The disposable culture is unsustainable and irresponsible. Now let's see if the decision makers will listen to the people that know the area best - the community that lives there!
Leigh Seaman	Knoxville, TN	2016-07-31	Overdevelopment in this area of Knoxville has already caused problems due to insufficient infrastructure. Space on roads, space in schools...this area is not conducive to the development proposed.
Ed Mercer	Knoxville, TN	2016-07-31	In support of Homeowners that live on Millstone and Freels Ln. Property should be developed to compliment surrounding properties not to devalue them.
Hazel Moxim	Knoxville, TN	2016-07-31	Too many developments are being approved without any consideration of traffic and the current communities that purchased homes based upon the extended area around their home. Developers have way too much influence and the existing communities have way too little influence. Stop over developing the west side of Knoxville!
Stephen Powell	Knoxville, TN	2016-07-31	I believe we do not need this additional population density added to our roads and schools. The roads are really not aduquat for the existing population much less increasing the density. Land use should be for single homes only.
Katina Bandy	Knoxville, TN	2016-07-31	I live in this area and don't want an increase in traffic.
Vicky Dyer	Knoxville, TN	2016-08-01	I have friends that this will affect.
Chuck Moore	Knoxville, TN	2016-08-01	Density way too high, too mych traffic on George Williams Rd. Mark my words there will head on collisions with too much traffic.

Name	Location	Date	Comment
Caroline Badgett	Knoxville, TN	2016-08-01	These families bought their property with the intent and assumption they would have a lot of land. Traffic is a major issue for all the neighborhoods around. We do not need any more housing developments around this area. Do not force these families to give up any of their land.
John Schwartz	Knoxville, TN	2016-08-01	Housing density too high for proposed development, and increased traffic will reduce safety for school children at West Valley Middle School. Also, during pick-up and drop-off times at the school the George Williams Rd is backed up; I could not even imagine the mess traffic will be with the additional cars from a new development as proposed.
Stan Hurt	Knoxville, TN	2016-08-01	We cannot stand the additional traffic of potentially 400 autos.
Jesse Morgan	Nashville, TN	2016-08-01	This is close to my neighborhood so I'd rather not see another development in the area. I do not want to have additional traffic to the area.
Zulette Melnick	Knoxville, TN	2016-08-01	Development plan entirely too dense for roads surrounding West Valley Middle School. This is also too dangerous for this small road with houses having no easements
steve vasgaard	Knoxville, TN	2016-08-01	It is inappropriate and too dense and traffic there is already bad during school. Plus the zoning
Susan Weeks	Knoxville, TN	2016-08-01	Increased traffic on George Williams will become even more dangerous. I moved here for the peaceful setting. We do not need another development In this area. All the green space and natural habitat for wildlife is in danger of perishing
Nancy Dunn	Knoxville, TN	2016-08-01	The traffic and overcrowding at WVMS is already a concern; this will make a disaster.
Heather McLellan	Knoxville, TN	2016-08-01	There is already too much traffic congestion on George Williams.
Gabriel Woodson	Knoxville, TN	2016-08-01	Such a beautiful part of Knoxville that would be a shame to lose to this type of over development.
George Laurence Krieps	Knoxville, TN	2016-08-01	Growth without planning for growth sake is chaos. And is in fact not growth at all, but a retraction of freedom.
Marietta Fargueson	Knoxville, TN	2016-08-01	Sergio Fargueson
KENNETH BARTLETT	Knoxville, TN	2016-08-01	I do not want all the extra traffic flow through our neighborhood
Katie Barnes	Sylva, NC	2016-08-02	Personal interest vested in this area of town. Also travel through mentioned intersection quite frequently (daily) and already find it to be congested.
Joe Mansfield	Knoxville, TN	2016-08-02	Concerned about traffic and congestion around the school
Rebecca Gorney	Burlington, VT	2016-08-02	My parents have lived on Millstone lane for nearly 25 years. It is a sanctuary of quiet and peacefulness in a growing city. The area has changed too much so quickly and more traffic, more people and more development is not needed!
Michael Bazzett	Minneapolis, MN	2016-08-02	This development is just flat-out a bad idea. Common sense.
Martie Wood	Knoxville, TN	2016-08-02	I have seen so many development approvals that sound reasonable at the time but turn into a totally different situation. That part of Knoxville is already quite overdeveloped, the additional strain on the school traffic and safety is not worth the profits by the development industry. We have to keep some agricultural areas in our county and city.
Marie Crawford	Knoxville, TN	2016-08-02	This proposed development will create massive overcrowding in this area.

Name	Location	Date	Comment
William Pagett	Knoxville, TN	2016-08-02	The two lane streets throughout this area are already dangerous due to the existing volume of traffic. The additional traffic generated by an additional 136 single-family homes will further degrade an already dangerous condition even further.
Steven Wrzesniewski	Knoxville, TN	2016-08-02	I believe this new subdivision would impact all of the current residences located in this area as well as West Valley Middle School. The layout of the project appears to be building large number residences in a relatively small area will create a safety issue with the increase use of the narrow roads in this area and George Williams which cannot support the increased traffic. The increase of students into the Knox County School System will cause additional stress on the already overcrowded facilities, understaffed and underpaid faculty thus causing taxes to be increased causing a burden on fixed income residence in the area.
Donald Bailey	Knoxville, TN	2016-08-03	I oppose the development
Andrea Mayfield	Knoxville, TN	2016-08-03	My family has enjoyed this beautiful rural homestead in suburban West Knoxville for nearly 20 years and we wish to maintain it's natural beauty and peaceful country surroundings.
Charles Teague	Knoxville, TN	2016-08-04	I agree with the complete wording of this petition.
Mary Teague	Knoxville, TN	2016-08-04	I agree with the concerns set forth in this petition.