

Metropolitan Planning Commission

Re: MPC July agenda item #33 -- File # 7-F-16-RZ -- Norvell & Poe

Good afternoon

I want to thank you for your time commissioners

My name is Carole Truelove. I live at 1550 Graybrook Lane. I am here as a representative for the Home Owners Association of Graybrook Park. There are a few of the other homeowners with me.

Graybrook Park is a sub division that shares the very property line of item number 33 under the Rezoning Agenda you have before you. File number 7 – F – 16 – RZ Norvell & Poe

While we do not object to rezoning this tract from agricultural to a Planned Residential zone, we believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 dwelling units per/ac that is being proposed.

Our subdivision to the north of this property (that being Graybrook) was zoned for up to 4 dwelling units per /ac. Graybrook was actually built with approximately 2.9 dwelling units per/ac. The direct adjacent lands to the east and west of item number 33 is zoned as Agricultural. Any dwellings that are on the land east and west of Item number 33 is less than 1 dwelling unit per /ac or the land is vacant). It is my understanding that the nearest subdivision to the east of item number 33 is a Planned Residential with a 1-2 dwelling units /ac zoning , and the nearest subdivision to the west is a 1-4 dwelling units per/ac zoning.

Based upon this information and on the fact that the surrounding area is largely still rural in nature, the Graybrook Homeowners Association believes that reducing the rezoning proposal from 5 dwelling units per ac to ³ dwelling units per /ac or ~~even less~~ ^{is} a more appropriate limit for a subdivision at this location.

Therefore we request that the proposed 5 dwelling units per acre for item number 33 File # 7- F – 16- RZ Norvell and Poe be officially changed by this commission to read as ³ ~~or less~~ dwelling units per acre.

Thank you again for your time. (has a concept plan been submitted?)

will there be a buffer (Trees)

TO: Metropolitan Planning Commission

Re: File #7-F-16-RZ, item 33; Norvell & Poe; July agenda

Gentlemen:

Please accept this letter in regard to the above matter, which we are asking to be read into the record, since we are presently out of state.

I live in the Graybrook Park subdivision, and our house abuts the property under consideration for a re-zoning from agricultural to planned residential. Even though we did not receive personal notice of this application, we are aware of this hearing on July 14, 2016.

You should be aware that the residents of Graybrook Park are predominantly retired, as I am. The property under consideration is basically an undisturbed forest, and deeply wooded. The trees provide considerable shade to all of the homes that abut this property, including our home, where I reside with my husband. We enjoy all of the different species of birds and other animals that make this natural forest their habitat. We do not know if any endangered species reside there, but request a proper environmental survey be conducted before any zone change is voted upon, and the proper action taken to preserve any such habitat.

We understand that the density of our Graybrook Park development is less than 3 units/acre. We also understand that the zoning for the immediate properties adjacent to the property under consideration are: less than 1 unit/acre; 1-2 units/acre; and 1-4 units/acre. Thus, the average density of all surrounding properties is 2-3 units/acre. We understand that re-zoning is being requested for the property under consideration for 5 units/acre. We lodge our total opposition to this request. It exceeds the average units/acre in this area by double. Any re-zoning must not exceed 3 units/acre. That is in conformity with all of the surrounding properties. This is a rural area, not downtown Knoxville. There has to be adequate controls in place to prevent over-building, and preventing a change in the character of a rural area.

Removal of all of the trees in this natural forest along the property lines of the Graybrook Park homeowners that abut same is highly objectionable. We depend on the wildlife in this area for enjoyment, and for the shade that the trees provide to our yards. The removal of these trees will necessarily result in the loss of the habitat for this wildlife, and probably result in flooding of our properties, as the property under consideration slopes down to the Graybrook Park subdivision. We therefore request that trees on the property under consideration up to 25 feet all along the Graybrook Park subdivision be retained in their natural state, and not removed at all. We require this area to remain intact to preserve the wildlife habitat, preserve the shade that now comes from those tall trees, and to prevent flooding of our properties. Thank you.

Alberta Karosen



1554 Graybrook Lane



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

[MPC Comment] MPC July agenda item #33 -- File # 7-F-16-RZ -- Norvell & Poe

2 messages

Carole <CaroleTruelove@comcast.net>
Reply-To: caroletruelove@comcast.net
To: commission@knoxmpc.org

Sat, Jul 9, 2016 at 7:34 AM

Dear Commissioners:

Please consider the following request from a homeowner in Graybrook Park on Coatney Road, adjacent subdivision to the property listed in file # 7-F-16-RZ Norvell&Poe

While I do not object to rezoning the tract to PR, I believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As built, Graybrook is actually less than 4 du/ac. In actuality Graybrook equals 2.9 per acre density. Based on this and on the fact that the surrounding area is largely still rural in nature, I request/beseech that the MCP commission please review this information and set the proposal to 4 du/ac would be an appropriate upper limit for a subdivision at this location.

Thank you.
Carole Truelove
1550 Graybrook Lane
Knoxville TN 37920

865 686 8252

--

This message was directed to commission@knoxmpc.org

Daniel Batten <dfbatten@gmail.com>
Reply-To: dfbatten@gmail.com
To: commission@knoxmpc.org

Wed, Jul 13, 2016 at 10:00 PM

Dear Commissioners:

Please consider the following request from Daniel & Morgan Batten, homeowners in Graybrook Park on Coatney Road, adjacent subdivision to the property listed in file # 7-F-16-RZ Norvell&Poe

While we do not object to rezoning the tract to PR, we believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As built, Graybrook is actually less than 4 du/ac. In actuality Graybrook equals 2.9 per acre density. Based on this and on the fact that the surrounding area is largely still rural in nature, I request/beseech that the MCP commission please review this information and set the proposal to 4 du/ac would be an appropriate upper limit for a subdivision at this location.

Thank you,

Daniel & Morgan Batten
1539 Graybrook Ln
Knoxville, TN 37920
[Quoted text hidden]



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

[MPC Comment] July agenda item 33,file #7-f-16 RZ Norvell and Poe

1 message

Larry Claxton <leclaxtonret@comcast.net>

Sun, Jul 10, 2016 at 6:36 PM

Reply-To: leclaxtonret@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

Please consider my request as a homeowner in Graybrook Park on Coatney Road which is adjacent to the property being considered for rezoning on item 33.Graybrook and Coatney road are in a rural area and Graybrook has been developed at a density below 4 units per acre,actually closer to 3.I think it is reasonable to reduce the proposed 5 units per acre to no more than 4,

Sincerely,

Larry Claxton

1451 Graybrook Lane

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Coatney Road-file #7-F-16-RZ

1 message

'Kim Gregg' via Commission <commission@knoxmpc.org>

Wed, Jul 13, 2016 at 4:27 PM

Reply-To: voltwirly@aol.com

To: commission@knoxmpc.org

Dear Commissioners:

Please consider the following request from a homeowner in Graybrook Park on Coatney Road, adjacent subdivision to the property listed in file # 7-F-16-RZ Norvell&Poe

While I do not object to rezoning the tract to PR, I believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As built, Graybrook is actually less than 4 du/ac. In actuality Graybrook equals 2.9 per acre density. Based on this and on the fact that the surrounding area is largely still rural in nature, I request/beseech that the MCP commission please review this information and set the proposal to 4 du/ac would be an appropriate upper limit for a subdivision at this location.

Thank you.

Lyda Helton

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] July 14th Meeting Concern

1 message

Lorie Jaynes <Lorie.Jaynes@migonline.com>
Reply-To: lorie.jaynes@migonline.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Lorie Jaynes <Lorie.Jaynes@migonline.com>

Thu, Jul 14, 2016 at 6:50 AM

>
> Dear Commissioners:
>
> Please consider the following request from a homeowner in Graybrook Park on Coatney Road, adjacent subdivision to the property listed in file # 7-F-16-RZ Norvell&Poe
>
> While I do not object to rezoning the tract to PR, I believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As built, Graybrook is actually less than 4 du/ac. In actuality Graybrook equals 2.9 per acre density. Based on this and on the fact that the surrounding area is largely still rural in nature, I request/beseech that the MCP commission please review this information and set the proposal to 4 du/ac would be an appropriate upper limit for a subdivision at this location.
>
> Thank you for your consideration,
> Lorie Jaynes, Homeowner
> 1510 Graybrook Ln
> Knoxville, TN 37920
>
>
> Lorie Jaynes, Sr Loan Officer
> Mortgage Investors Group
> Direct: [865-315-8085](tel:865-315-8085)
> www.loriejaynes.com
> NMLS# 659309 TNL# 115690

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

--

This message was directed to commission@knoxmpc.org



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

Re: MPC July agenda item #33 -- File # 7-F-16-RZ -- Norvell & Poe

2 messages

National Council <nationalcouncil@comcast.net>

Thu, Jul 14, 2016 at 11:10 AM

To: gerald.green@knoxmpc.org, bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, tom.brechko@knoxmpc.org

Dear Sirs and Madam;

I am writing to express my concern over the planned development referenced above.

There has been a lot of development in our area over the past few years. I live on Coatney Road and the traffic is overwhelming, especially when school is in. South Doyle High School is right there at Tipton Station and Coatney Road.

South Doyle High School is already overcrowded. My grandsons both attend there. There are way too many people trying to get back and forth, traveling on Coatney Road.

Now a developer wants to put in more houses, and at 5 houses per acre?!? That is just too many. When you create over population, you are going to create problems. Traffic problems and overcrowding our schools even more, which will lead to stress and tension among the people trying to live and work in an overcrowded area.

Please reconsider, and do not let them crowd so many more houses into an already densely populated area.

Thank you,

Vickie Coatney Smith

Virus-free. www.avast.com

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

Thu, Jul 14, 2016 at 11:14 AM

To: Commission <commission@knoxmpc.org>

[Quoted text hidden]

--

Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506



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

[MPC Comment] Fwd: mpc item -- Graybrook II rezoning

1 message

marksidea via Commission <commission@knoxmpc.org>

Mon, Jul 11, 2016 at 11:59 PM

Reply-To: marksidea@aol.com

To: commission@knoxmpc.org

Metropolitan Planning Commission
via email
7/12/2016

Re: MPC July agenda item #33 -- File # 7-F-16-RZ -- Norvell & Poe

Dear Commissioners:

Please consider the following comments by the South Doyle Neighborhood Association, Inc., regarding proposed rezoning.

While we do not object to rezoning the tract to PR, we believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As noted in the staff report, the adjacent subdivision to the north (Graybrook) is zoned up to 4 du/ac and the adjacent land to the east and west is Agricultural (houses generally less than 1 du/ac and vacant land). It appears to us that as built, Graybrook is actually less than 4 du/ac. In addition, the nearest subdivision to the east is PR 1-2 du/ac, and the nearest subdivision to the west is 1-4 du/ac. Based on this and on the fact that the surrounding area is largely still rural, we believe 4 du/ac is an appropriate upper limit for a subdivision at this location.

Feel free to contact me regarding questions that might need further discussion and the Associations (SDNA) request to maintain low density, less than or equal to 4 du/ac concerning this development.

Thank you.

Sincerely,

Mark Mugford
President, South Doyle Neighborhood Association, Inc.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC July agenda item #33 -- File # 7-F-16-RZ -- Norvell & Poe

1 message

Carole <CaroleTruelove@comcast.net>

Sat, Jul 9, 2016 at 7:34 AM

Reply-To: caroletruelove@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

Please consider the following request from a homeowner in Graybrook Park on Coatney Road, adjacent subdivision to the property listed in file # 7-F-16-RZ Norvell&Poe

While I do not object to rezoning the tract to PR, I believe that in order to be compatible with the surrounding area it needs to be at a lower density than the 5 du/ac being proposed. As built, Graybrook is actually less than 4 du/ac. In actuality Graybrook equals 2.9 per acre density. Based on this and on the fact that the surrounding area is largely still rural in nature, I request/beseech that the MCP commission please review this information and set the proposal to 4 du/ac would be an appropriate upper limit for a subdivision at this location.

Thank you.
Carole Truelove
1550 Graybrook Lane
Knoxville TN 37920

865 686 8252

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: MPC July 14 agenda item #33, File # 7-F-16-RZ, Norvell & Poe

1 message

Joy Walker <jmwalker211@gmail.com>

Tue, Jul 12, 2016 at 10:53 AM

Reply-To: jmwalker211@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

As a homeowner in Graybrook Park on Coatney Rd., **I do not** object to rezoning the tract in question to PR. However, I do believe that in order to be compatible with the surrounding area, it needs to be between 1-4 in density rather than the 5 per acre being considered. Graybrook Park was built at 2.9 per acre. Therefore a comparable density, **less than 4 units per acre**, would be most appropriate for a new subdivision at this location.

Thank you for your consideration in this matter.

Sincerely,

Joy M. Walker
1412 Graybrook Ln.
Knoxville, TN 37920

--

This message was directed to commission@knoxmpc.org