



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

[MPC Comment] Use On Review /7327 Old Clinton Pike

1 message

Jill Collins <jyoga74@gmail.com>
Reply-To: jyoga74@gmail.com
To: commission@knoxmpc.org

Mon, Jun 6, 2016 at 1:19 PM

To Whom It May Concern:

My name is Jill Collins & I live at 7329 Old Clinton Pike. I'm very concerned at what is trying to get passed on the property located at 7327 Old Clinton Pike (directly behind my neighbors house). The Use On Review is for a trailer park & that is way out of character for our neighborhood. I'm strongly opposed to this, amongst many others! A trailer park will make our property value go down, along with adding additional traffic to our already congested road at times, & not to mention my neighbors will be opening their doors to look at trailers. I know everyone that is a home owner would never want this to happen to them or their property. I hope you all will NOT consider passing this for approval. Please think of your own personal home & how you would feel if this was trying to pass in your back yard.

Sincerely,

Jill Collins

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zoning Request for 7327 Old Clinton Pike

1 message

Ginger Klein <gkleinx4@gmail.com>

Tue, Jun 7, 2016 at 9:16 AM

Reply-To: gkleinx4@gmail.com

To: commission@knoxmpc.org

On June 9th at 1:30 pm, you will vote on a zoning request for 7327 Old Clinton Pike. I am asking that you **deny** this request.

First, I understand the request is for a trailer park which is upsetting to those that live nearby and upsetting for property values in that area. I am not against trailer parks and understand that we have a need for them and if in a good location then they are a benefit to those that need low cost housing. But this is not a great location for this project.

The traffic at that intersection cannot handle an increase in traffic whether cars or pedestrian. I have traveled from my home to my work (less than 2 miles and 5 minutes) for over 20 years and cannot tell you the increase we have at that new red light. Traffic is backed up from cars that are using West Beaver Creek as a shortcut, traffic from those taking kids to Grace Christian, those traveling to the New Emory Road and those traveling to the new Food City.

I also believe a trailer park in that location will increase pedestrian traffic walking across that area to the Food City which will result in accidents. Traveling on Clinton Hwy near those apartments and gas station at night is like driving in a video game and dodging those that choose to walk or even wheel chair across the busy highway.

And the Powell community has a high Hispanic population that is increasing more and more. The trailer park next to Travis Meats on Clinton Hwy used to have 5 kids at the bus stop twenty years ago and now you drive by and there are probably 50 Hispanic children waiting on the bus. That group caused our bus to make two loads each day and left my child at school waiting 45 minutes for a bus to take her 5 minutes. Also, Powell Elementary could not take an increase of students that would result from this zoning approval. One trailer will not be a single family dwelling no matter how you zone this. Drive by on a school day at the bus stops in certain areas and you will see what I mean.

Our area is experiencing a nice growth due to the New Emory Road and I think we need to lessen the population growth and increase the business offerings. I would be more supportive of a nice condo community in that space.

Ginger Klein
7033 Shalidar Drive

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on Review - 7327 Old Clinton Pike

1 message

Schimmoeller, Eric Michael <erics@utfi.org>

Mon, Jun 6, 2016 at 3:18 PM

Reply-To: erics@utfi.org

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

Dear Planning Commission:

It has come to my attention that the owner(s) of the property at 7327 Old Clinton Pike, Knoxville, TN have requested a use review. It has been shared with me that it is the intention of the owner(s) to use the property as a mobile home park.

I write in connection with the above planning application and property use of review. I have examined the plans and I know the area well. I wish to object strongly to the development of the mobile home park in this location.

As a resident and homeowner at 3740 Tilbury Way, Knoxville, I must respectfully object to this use change. Old Clinton Pike is a dispersed settlement where development proposals should be considered very carefully. More residences in an already congested area will be problematic, leading more noise in what is still a quiet area, and put an undue strain on local infrastructure. Additionally, this type of use is out of character when compared to the rest of the neighborhood. Lastly, this will have a negative impact on adjacent property values.

If this application is to be decided by commission, please take this as notice that I would like to attend the meeting of the committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting. Should you have any questions, please contact me at [865-314-1522](tel:865-314-1522). Thank you for your attention to this matter.

Respectfully,

Eric M. Schimmoeller



Eric M. Schimmoeller

Director of Planned Giving

erics@utfi.org

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 6-F-16-UR (Mark Hawkins) Use on Review

1 message

JoAnne Spyker <spykerja@gmail.com>

Mon, Jun 6, 2016 at 12:25 PM

Reply-To: spykerja@gmail.com

To: commission@knoxmpc.org, brad.anders@knoxcounty.org

Dear Sirs:

I am a concerned (and apposed) neighbor of the proposed use of the property (southwest side of Old Clinton Pike, northwest side of Tilbury Way) for a mobile home park.

First, please let me introduce myself. My name is Jo Anne Spyker, and I reside at 3736 Tilbury Way, Knoxville, TN, 37921. I will have lived at this address for 10 years as of this September 2016. I have lived here through the comings and goings of neighborhood residents. I am a single lady working full time at the Oak Ridge office of the U.S. Department of Energy. I'm working towards, someday, being able to retire. As an older single woman, the equity in my home is something I have counted on to be there for me as a savings for the future. After going through the housing crash in/around 2008, our properties are finally beginning to increase again. I have been working very hard on upgrading the interior of my home so that it will help to increase my property value. I still have work to do inside (it's a work in progress), but I do not want the money I've spent to be washed away with, once again, declining real estate values due to a mobile home park. I don't want this to sound prejudice, because my father was the sales manager of a mobile home manufacturer in Michigan for 25 years, and I have a great deal of respect for the product.

Here;s an example of a situation with a trailer resident that I/we have already encountered (me and the entire complex) during my residence here. When I bought my Condo, I did not know there was a trailer on the property behind me. The most recent resident and his son resided there up until about five or six months ago. It has been about 4 years. I woke up one Saturday morning smelling smoke. I got out of bed and found the fence behind my patio was on fire. The fence is no further than 8 feet from my house. I called the fire department, and they had to tear away the fence. Apparently, my neighbor down the road was in the process of calling the fire department again, because someone had tried to set fire to the back of her house, and she slept through it. I'm trying to make this short, but the details are important. After they sent an investigator, it was apparent that all five of our units had been tampered with, and someone had tried to set all of them on fire. The majority of the people that are home during the day had encountered bad experiences with the boy (teenager) that lived in the trailer behind us, and believed very strongly that he was probably the one that set the fires. It was never proven, but it was a very scary situation. A year or so after that I had to have some of my siding replaced because as I was sitting in my house, someone threw three very large chunks of concrete at my house. It also was very scary.

I bought my house with one very special reason in mind. I had no-one living directly behind me, and I had no-one living directly across the street. I bought in a peaceful and quiet/private neighborhood, that with the exception of the above, has been fine so far. Visitors, neighbors, and strangers have commented on how quiet the neighborhood is. I had a lady get out of her car to visit a garage sale that I was having, only to say "it's so peaceful here, how did you ever find this place?" She didn't even know it was there. Even though it is only a block or so away from Clinton Highway, it's peacefulness and isolation is one of the reasons I purchased the property.

I feel that a trailer park would take away that peacefulness and the privacy. **Most importantly**, it would bring down the price of my home, which I have tried very hard to keep up. If I had wanted to live in a condo with lots of neighbors, I would have bought one somewhere else.

I am very concerned about the only neighbors that I have that live across the street, and they are the ones that bought the property on the corner of Tilbury Way and Old Clinton Pike. They bought a run-down old colonial home. They have gutted it and remodeled to the point that it is now a very beautiful colonial home, and they just added a pool this spring. This trailer park would be directly behind their home, and I'm sure would have a drastic

effect to their property value. They have been great neighbors. We want more people that will take pride in their homes, and keep the neighborhood just as it is.

I want my peaceful home and to be able to keep the trees on the other side of the street that line our road. Please, please, please do not let this happen. I have moved during my life, for one reason or another. This is the longest I have ever lived in a home that I've invested in, and I do not want to have to move OR to lose the value of my home.

Please do not let this action pass. PLEASE !!!!

Thank you for your consideration. I hope you didn't fall asleep through this dissertation. Believe it or not, I took some out.

Thank you so much for your time,

I LOVE MY HOME !!!! Please don't force me to have to sell !

Jo Anne Spyker
Concerned Resident
Cell [865-386-0677](tel:865-386-0677)
Work [865-576-5139](tel:865-576-5139)

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This message was directed to commission@knoxmpc.org

2 attachments



2014 pic 8.jpg
75K



2014 pic 4.jpg
525K