



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

[MPC Comment] Fwd: 2021 property

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, May 11, 2016 at 8:21 AM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

Re: Item # 34

----- Forwarded message -----

From: **dr.dabbs** <dr.dabbs@gmail.com>

Date: Wed, May 11, 2016 at 6:34 AM

Subject: 2021 property

To: michael.brusseau@knoxmpc.org

I live at 1811 and am very concerned about what this development will mean for the traffic and accidents coming around the corner near the property. It's already an accident prone area due to the blind curve. I also think 1 to 2 per acre should be the max units to keep this a nicer, less crowded, more appealing place for people to want to move to. If we have enough any say in this that has to be one of the most important issues. Do you know what the home values are expected to be in the neighborhood? I would very much like to attend the meetings but I won't be able to get off of work.

Thanks for your work on this important matter.

Ryan Dabbs

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item 5 - C - 16 - RZ (Healy Homes)

1 message

sjlloyd@comcast.net <sjlloyd@comcast.net>

Tue, May 10, 2016 at 7:32 PM

Reply-To: sjlloyd@comcast.net

To: commission@knoxmpc.org

MPC Commissioners,

My name is Steven Lloyd I reside at 1821 El Rancho Trail next to the proposed rezoning property. I am not opposed to development in our area however I would like to see the final rezoning limited to 2 du/ac. This is the commission's recommendation and it should approved as recommended. A concern that I have with increased development on Campbell Station is the line of site for entry onto Campbell Station. When Healy Homes comes forward for final subdivision approval my suggestion is to re-contour the road shoulder to provide the residents of the subdivision and the traffic on the road ample sight to handle road conditions.

Please feel free to contact me with any questions at 548-6675.

Regards,

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning of 2120 N Campbell Station Road

1 message

Bruce Siefken <Tennbiker@live.com>

Tue, May 10, 2016 at 4:55 PM

Reply-To: tennbiker@live.com

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

Dear Commissioner,

I am writing concerning the rezoning of the parcel at 2120 N Campbell Station Road. I believe the rezoning is on the meeting schedule for Thursday, May 12. My concerns are that the development be in character with the existing neighborhood and that traffic issues on N Campbell Station Road be addressed. I would like to see only 1 to 1 1/2 houses per acre to keep in character with the rural neighborhood with its larger lots. Also, I would like there to be a minimum of reshaping the existing terrain, which is rolling and pastoral.

Traffic on N Campbell Station is increasing and will continue to increase with the proposed middle school and continuing development on Hardin Valley. The road is narrow, curvy with limited sight distances, and has no shoulders. The increased traffic will be a concern as the road is not designed to handle heavy traffic loads.

Thank you for your consideration of these concerns.

Sincerely,

Bruce Siefken

1804 El Rancho Trail

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Campbell Station Road, new subdivision development, agenda item 34 for MPC meeting of 5/12/2016

1 message

Laurie and Bob Valiga <rvaliga@gmail.com>

Tue, May 10, 2016 at 8:31 PM

Reply-To: rvaliga@gmail.com

To: herb@claibornehauling.com, bartcarey@comcast.net, eason.mpc@gmail.com, mgoodwin@mpc, jtocher.mpc@gmail.com, commission@knoxmpc.org

Commissioners:

We would appreciate your consideration of our requests regarding re-zoning for the subject subdivision provided in the attached letter.

Thank you.
Robert and Laurie Valiga

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This message was directed to commission@knoxmpc.org

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This message was directed to commission@knoxmpc.org**MPC Final Campbell StaMay 2016.docx**

4683K

MPC e-mail, May 10, 2016

Metropolitan Planning Commissioners:

We will be attending the MPC meeting on Thursday, May 12 and wish to bring up several points related to the re-zoning for a subdivision mentioned in agenda item 34. We are not opposed to this subdivision but would like to see it developed in a sustainable manner.

We are requesting that the MPC consider the following suggestions for this subdivision:

1. One house/acre housing density (1 du/ac)

- Along Campbell Station Road between Yarnell Road and Hardin Valley Road most homes have one or more acres of property.
- The proposed subdivision is located within the Rural Area on the Growth Plan map which calls for up to 2 du/ac.
- MPC staff recommends up to 2 du/ac. We are within their recommendation with 1 du/ac. (Developer requests 3 du/ac).
- Campbell Station Road is a main thoroughfare between Hardin Valley and the Farragut / Turkey Creek Shopping / I-40 area. The road is narrow, steep and curving and is dangerous. In recent years a number of improvements have made the road safer in places. But as traffic increases with Campbell Station Road and Hardin Valley development, the danger of the road will also increase. Some of the road's problems can only be fixed at great cost! Therefore, keeping the traffic load down by specifying low housing density developments is a prudent plan.
- Notes about the property:
Not all 20 acres can be built on due to a steep hill and a ravine, therefore the actual du/ac will be higher than 1, 2, or 3 houses per acre.

<u>Du/ac</u>	<u>Total ac</u>	<u>Total du</u>	<u>Useful ac</u>	<u>Actual du/ac</u>
1	20	20	14.5*	1.4
2	20	40	14.5*	2.8
3	20	60	14.5*	4.1

*Estimated acreage of steepest hill and ravine has been subtracted.

2. Little change to the land's topography

- The property is within the Knox County Hillside and Ridgetop Protection Plan, therefore little to no change of the topography should occur with the development of the property.
- Please make certain this is followed because a radical change in topography would be an eyesore and hurt the value of the surrounding properties.
- Also, any radical change in topography would have an adverse effect on the watershed.
- The land to be developed includes both a steep hill and a ravine. We feel that 1 du/ac would best allow the preservation of the lay of the land.

3. Sidewalk along Campbell Station Road

- The property is within the 1½ mi radius of the Parental Responsibility Zone for getting children to the Hardin Valley schools. As per Brad Anders, the developer is required to build a sidewalk along Campbell Station Road. Please ensure this is built.

4. Safe subdivision entrance to Campbell Station Road

- Campbell Station Road access needs to be carefully designed with visibility requirements strictly enforced. The north section of Campbell Station, which will be affected by the new subdivision, is already dangerous due to the slope, lack of shoulder and poor visibility on the road.
- When designing the subdivision entrance, the Knox County Hillside and Ridgetop Protection Plan must be adhered to.
- We are including photos that show the poor visibility on Campbell Station Road along the land being re-zoned.

Sincerely,

Robert and Laurie Valiga
Ph: 865-531-7659

Campbell Station Road traveling south, with the north end of the proposed subdivision on the right



Campbell Station Road traveling south, with the middle of the proposed subdivision on the right



Campbell Station Road traveling south, with the south end of proposed subdivision on the right, El Rancho Trail on the right in the distance at the top of the rise.



ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
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of counsel
FRANCIS A. CAIN
IMOGENE A. KING
JASON T. MURPHY

fmsllp.com

May 10, 2016

Via email only to: commission@knoxmpc.org

MPC Commissioners
Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item #: 34
Healy Homes

Dear Commissioners:

The above request is for Planned Residential at 3 units per acre on 20 acres on North Campbell Station Road. The Knox County Sector Plan designates this area for Low-Density Residential, which would allow 5 units per acre.

MPC has recommended 2 units per acre because of the policies of the Growth Policy Plan. This property is designated Rural Residential.

This property is on North Campbell Station Road, less than a mile from the new Hardin Valley Elementary School and a little over three miles to Turkey Creek.

It has available to the site the following utilities:

1. Gas from KUB;
2. Electricity from LCUB;
3. Water from West Knox Utility District; and
4. Sewer from West Knox Utility District.

It has easy access to I-40, Hardin Valley Road and Pellissippi Parkway.

The Growth Policy Plan provides that Planned Residential up to 3 units can be approved in the rural residential area if the property has sanitary sewer and public water, Planned Residential zoning and connects to collector and arterial roads from the proposed development. This property meets all of these requirements if the Planned Residential zoning is approved.

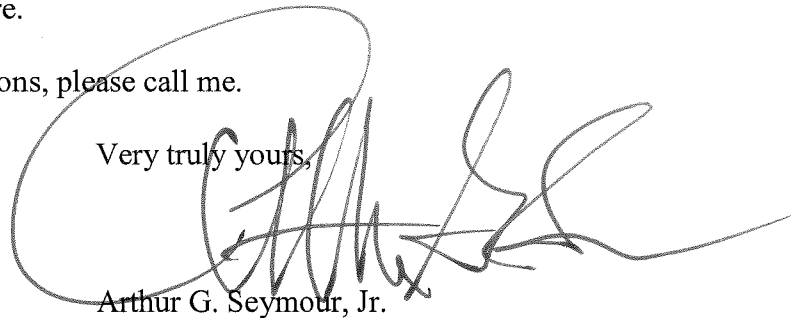
Furthermore, the Growth Policy Plan, which was adopted in 2000, provided that it would be updated every three years. This has not occurred. The County Mayor is working to have the Plan revised as it should have been, to recognize the changed circumstances.

As MPC staff has noted, the Sector Plan, which provides for low-density residential, would accommodate 3 dwelling units per acre. In fact, low-density residential would allow up to 5 units per acre, but the applicant is requesting 3. Using the slope guidelines, the recommended density could be up to 2.9 dwelling units per acre.

The applicant, because it meets the exceptions in the Growth Policy Plan, would request density at up to 3 units per acre.

If you have any questions, please call me.

Very truly yours,

A large, stylized handwritten signature in black ink, likely belonging to Arthur G. Seymour, Jr. The signature is written over the words "Very truly yours," and extends across the line for the name.

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb