



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] Fwd: Opposition to Plan Amendment File Number 4-A-17-SP**

1 message

**Michael Brusseau** <mike.brusseau@knoxmpc.org>  
Reply-To: mike.brusseau@knoxmpc.org  
To: Commission <commission@knoxmpc.org>

Tue, Apr 11, 2017 at 11:03 AM

Item #47

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

From: **Liz Albertson** <liz.albertson@knoxmpc.org>  
Date: Tue, Apr 11, 2017 at 9:10 AM  
Subject: Fwd: Opposition to Plan Amendment File Number 4-A-17-SP  
To: Amy Brooks <amy.brooks@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, Mike Brusseau <mike.brusseau@knoxmpc.org>

FYI -

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From: **Josh Perkey** <joshperkey@gmail.com>  
Date: Mon, Apr 10, 2017 at 4:43 PM  
Subject: Opposition to Plan Amendment File Number 4-A-17-SP  
To: liz.albertson@knoxmpc.org  
Cc: brad.anders@knoxcounty.org

Ms. Albertson,

My family and I make our home in the Harrison Springs neighborhood of Hardin Valley, and I am writing to express my **strong opposition** to the Plan Amendment under File Number 4-A-17-SP which would change the use of Parcel 106 from "Right-of-Way" to "Office". I request the Knoxville, Knox County Metropolitan Planning Commission reject this particular Plan Amendment and leave Parcel 106 as a "Right-of-Way" in the interest of safety and community concern. Following are reasons supporting my position.

Safety of Children Riding the School Bus: Parcel 106 is located in Hardin Valley between the Pellissippi Parkway and Schaeffer Road. The land rests directly in front of the only entrance to Harrison Springs at Harrison Springs Lane **where two separate school buses currently pick up and drop off neighborhood children**. Schaeffer Road is already a winding two-lane roadway with multiple blind spots on which drivers are prone to speeds in excess of the well-marked 30 MPH speed limit. Encouraging development on Schaeffer Road in front of Harrison Springs would increase vehicle traffic and could pose a threat to the safety of children who use the school bus.

Future Development of Pellissippi Parkway: Hardin Valley continues to grow at a rapid pace. Morning and afternoon rush-hour traffic on the Pellissippi Parkway at the Hardin Valley Road exit currently backs up *past* the location of Parcel 106. Future development around this exit – such as an extended off-ramp to relieve congestion – could be severely hampered if Parcel 106 is ever developed

Protect Residential Property Values: The Harrison Springs neighborhood appeals to homebuyers in part because it is a residential area *within a reasonable distance* of commercial businesses. Our property values could be negatively affected by the encroachment of commercial construction at the very entrance to our homes. Note that Parcel 106 is a narrow, steeply-cut sliver of land situated in a flood plain as indicated on the Knoxville, Knox County, Knoxville Utilities Board Geographic Information System (KGIS) map.

In a word, Parcel 106 is a ditch.

The topography of this land is so severe that developing it seems laughable. However, I can see how a construction

project there could be started and stopped and potentially abandoned due to the challenges posed by the terrain. Such activity would destroy what natural barrier exists between the Pellissippi Parkway and Harrison Springs creating a public nuisance at the entrance to the neighborhood and negatively affecting the property value of our homes.

Community Interest: Finally, the *Proposed Use of Property* is "Unknown" on the Plan Amendment. The applicant for this change, Mr. Christopher Sibley, is a local real estate investor whose only goal is to turn a profit on a piece of land he purchased cheaply (possibly due to the previous owner's delinquent taxes). Consider that this Plan Amendment is from an individual who does not live in the vicinity of Harrison Springs and has no vested interest in the quality of life of our community.

Please, reject the Plan Amendment under File Number 4-A-17-SP. Leave Parcel 106 as a "Right-of-Way" in the interest of safety and community concern.

Thank you for your time and consideration. Feel free to contact me with any questions.

Josh Perkey  
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Knoxville, TN 37932  
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