

Christina W. Adams, CPA
1942 Indian Springs Lane
Knoxville, Tennessee 37932
April 8, 2017

APR 17 2017

Attn: Elizabeth Albertson, MPC
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, Tennessee 37902

File Number: 4-A-17-SP

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 Plan Amendment and leave Parcel 106 as a Right-of-Way in the interest of safety and community concerns. Following are reasons supporting my position.

1. 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. I can easily see how a construction project there could be started and abandoned due to the challenges posed by the terrain. **Such activity would destroy what natural barrier** exists between the Pellissippi Parkway and the Harrison Springs neighborhood creating a public nuisance at the entrance to the neighborhood and negatively affecting the property value of our homes, regardless of whether a started project gets finished to completion. The picture on the next pages clearly shows the natural barrier between the neighborhood and the busy highway. In person, you'd be able to see that this area is full of trees and bushes. It is preferable it stays that way.



2. Safety of Children Riding the School Bus:

Parcel 106 rests directly in front of the only entrance to the Harrison Springs neighborhood 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. Encouraging development on Schaeffer Road in front of the Harrison Springs neighborhood would increase vehicle traffic and could pose a threat to the safety of children who use the school bus.

3. 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 heading north currently backs up southward, 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.

4. Community Interest:

Finally, the Proposed Use of Property is Unknown on the Plan Amendment. The applicant for this change, Mr. Christopher Sibley 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.

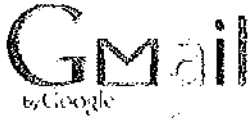
Thank you for your time and consideration. Feel free to contact me with any questions.


Christina W. Adams, CPA

1942 Indian Springs Lane

Knoxville, TN 37932

Email: clwhite0437@gmail.com



Liz Albertson <liz.albertson@knoxmpc.org>

rezoning (File Number 4-A-17-SP)

Jsnipper <jsnipper@aol.com>

To: brad.anders@knoxcounty.org, liz.albertson@knoxmpc.org

Sat, Apr 8, 2017 at 9:24 AM

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Elizabeth and Brad,

I am writing to voice my concern about the rezoning sign that is in front of my neighborhood, Harrison Springs. I actually called on the property when I saw the for sale sign and found that a local relator bought it for very little in a tax sale. He now apparently is trying to get the property rezoned for business. If someone would come look at the property in person they would quickly see that it is NOT suitable for any type of business. On a map it may look reasonable, but once you walk it there are multiple issues.

-For one there is a small stream that runs thru the property directly across from our entrance. I am sure that there are ways to re-route the stream, but I also noticed markers sticking up for a buried gas line

-It is a very busy road and already dangerous for the kids to be standing at the entrance waiting on the bus for HVES and Karns Middle.

- I can only assume that with set backs for Pellissippi and Schaeffer Road the long skinny piece of property would even be more narrow in the future. The Hardin Valley exit already backs up the exit ramp on to Pellissippi and up the hill. People are using the shoulder of the road to get to the exit. With the massive growth in Hardin Valley I am betting at some point the exit will need to be lengthened and/or widened. At that point the said piece of property would even have more of its edges eroded due to the construction.

- Lastly there is a steep hill that would not allow for building a business.

I honestly think that the new property owner is just trying to make a quick buck and not taken into account our property values, the additional traffic and the danger to the children waiting on the bus. I can not attend the meeting next week so I hope this email will stand for my objection to this rezoning. Please feel free to contact me with any questions or concerns. Have a great weekend!!

Jason Nipper
Vice President
Harrison Springs HOA