



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

[MPC Comment] December 14, 2017 MPC Meeting #50 on the agenda

1 message

Diane Ploof <dianeploof@gmail.com>

Thu, Dec 7, 2017 at 2:00 PM

Reply-To: dianeploof@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

My name is Diane Ploof and I am writing regarding a proposed rezoning on the West side of Fretz Road, south of Woodhollow Lane, Item #50 on your 12/14/17 MPC meeting agenda.

I have several concerns with the rezoning of this property from A to LDR. First is the destruction of the landscape. With leveling the land, removing trees and other natural growth, the wildlife in the area will be displaced. There are deer and fox and other animals regularly on that land. With all of the additional residential units going in off Campbell Station Road, there isn't much open space left for residents to enjoy.

This parcel is the only physical deterrent of the noise of the interstate. The traffic on 40/75 is very heavy and loud. With the weigh station right there the truck noise can be unbearable at times. I would question if a sound wall will be installed along this section of interstate or not. Removing the vegetation and trees will only add to noise in addition to displacing the wildlife.

Not only will this project destroy wildlife and cause excess noise from the interstate and construction, Fretz Road is not built to handle the traffic. It is a narrow, less than 2 lane road that is difficult to drive on with the hills and curves, it is also dangerous to walk my pets on, in fear of all of us being hit. The traffic on this road already speeds and adding vehicles for numerous more homes will be frightening. The road has no sidewalks and is too narrow to add more traffic. With construction traffic residents safety and the safety of our homes is in question. Numerous construction workers already use that road and at the speeds at which they travel risks our safety daily. Adding more would be life threatening. The physical asphalt cannot handle the construction vehicles. Fretz Rd. is already quite fragile with no shoulders, potholes, and cracking asphalt.

In addition to Fretz Road not being able to handle additional traffic, Campbell Station will not be able to withstand the traffic either. Right now the traffic back up from the interstate up Campbell Station in the morning and afternoon is to Newcomb Rd and even further. It can take up to 10-12 minutes to get to the interstate from Fretz Rd. The intersections surrounding the interstate and Campbell Station Road are backed up constantly, the left turn to Eastbound and Westbound Interstate 40/75 is dangerous, the turn lanes not long enough to hold the traffic causing vehicles to block the main road traffic will only get worse. In the rain, that area is downright scary to drive through at 5 pm or 8 am. People are impatient and adding more of them will only escalate the issue.

Campbell Station itself is a narrow two lane road that will not be able to accommodate the additional traffic, especially with all the new residential developments already approved. Without the road being wider and traffic signals, new developments along Campbell Station will cause more backups and accidents. With school rezoning and children now having to travel Campbell Station to get to school, the inexperienced drivers will make the situation worse.

All in all, I believe that Cascade Falls LLC's request for rezoning to LDR should be rejected. The wildlife will be destroyed and displaced. Lack of vegetation will cause the interstate noise to be louder and carry further, needing a sound wall installed to protect the current residents from hearing damage. Both Campbell Station and Fretz Road cannot handle the additional traffic this development will bring. Current residents will lose quality of life with the noise, traffic, lack of wildlife and vegetation. The intrusions into our yards, the machinery, the dirt coming into our homes, the construction noise for years, and construction workers not 30 feet from my home not only during the week, but weekends.

My quality of life will be destroyed. I enjoy looking out of my house and seeing deer and other animals grazing right outside my back door. Butting another home up to mine will be intrusive, loud and dirty! My pets will become anxious, scared and possibly aggressive if less than 10 feet from where the play is over run with heavy machinery. Our quality of life will decrease exponentially with heavy machinery and day workers in our backyards. I fear for my safety with construction workers working in my backyard. Also, the noise of the construction will be very intrusive to our quality of life. This project will bring down my property value. The dirt will damage my HVAC, furniture and windows. Not to mention how dirty the outside of my home will get. The construction debris potentially in our yards can damage mowers, use of my yard and possibly danger to myself and animals. All this will cause additional expenses to me and my

neighbors. We will be living in filth and dirt, not being able to enjoy our property for the years it will take to build out the subdivision. Property values will plummet, and it will be impossible to try and sell a home with construction going on for years in the backyard.

Please vote against rezoning this property from Agriculture to LDR. My neighbors and I would greatly appreciate it.

Sincerely,

Diane Ploof
12052 Woodhollow Ln
[865-243-7333](tel:865-243-7333)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please stop developing Farragut's agricultural areas!

1 message

'Terri Green' via Commission <commission@knoxmpc.org>

Sun, Dec 10, 2017 at 6:39 PM

Reply-To: catldy_t@yahoo.com

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

To whom it may concern,

When I first moved to the Lovell Road area in 1986, there was still a lot of undeveloped areas and even farmland which is why I was so attracted to the area. Turkey Creek was bad enough, but development continues to escalate and it needs to STOP!

Do we not have enough empty buildings and warehouses on Outlet Drive? There is NO reason at all to continue to destroy the environment when we do not even use the buildings that have been erected in recent years.

In addition, unchecked development means nothing but habitat destruction for the deer, hawks, fox, rabbits, coyotes, birds and others that made their home here long before we did. PLEASE keep the land zoned agriculture and not force the animals into our backyards because they no longer have a home or food!

Thank you for your consideration!

Terri Green
913 Deep Springs Rd.
Knoxville 37932

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Development off Fretz Rd

1 message

Steve Hildebrand <shildebrand@tds.net>

Mon, Dec 11, 2017 at 7:31 AM

Reply-To: shildebrand@tds.net

To: Commission@knoxmpc.org

I cannot attend the meeting on the 14th but I ask the commission and staff to carefully look at the following issues:

1. Traffic safety with increased use of Fretz Rd.
2. Drainage issues as our home sits down slope from the proposed development.
3. If there are existing sewers already there make sure they are up to code.

Thank you
Steve Hildebrand
12066 Woodhollow Ln
Knoxville 37932

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] NO TO REZONING

1 message

Melinda J Bentley <mjbentley@tds.net>

Sun, Dec 10, 2017 at 4:40 PM

Reply-To: mjbentley@tds.net

To: commission@knoxmpc.org

Dear Members of MPC,

I live in Brandywine at Turkey Creek Subdivision. We oppose any building west of Fretz Rd and south of Woodhollow Lane.

There is only one way in and one way out and this would create unbearable traffic. We don't want to lose the trees which create a great home for many animals, plus they create a sound barrier for us with I 40.

We have been under construction for four years since we have been here. I can't imagine the dust, noise from bull dozers, and more construction workers for an unknown time period with this rezoning.

Please DO NOT GRANT THIS REZONING REQUEST for residential building on 905 Fretz west of Fretz and south of Woodhollow Lane.

Thank you

Melinda Bentley

God bless you!

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning on Fretz Rd— Knox county tn

1 message

ralph parton <tncolonel@gmail.com>

Fri, Dec 8, 2017 at 3:58 PM

Reply-To: tncolonel@gmail.com

To: commission@knoxmpc.org

This request should be denied or modified to allow only 2 single family homes per acre.

My objections are based on the below facts:

1. [Campbell Station Rd north](#) of the interstate is 2 lanes as originally paved but with little traffic when constructed.
2. With the development of Brandywine, and many other subdivisions north of Fretz rd and south of Hardin Valley, ktraffic is at MAX-OUT. Campbell St road WAS NOT built to handle the volume of traffic as it is today, much less adding approximately 100 additional homes that will add at LEAST 100+ cars on Fretz and Campbell station roads.
3. I live on Woodhollow Lane which is accessible off N Campbell Station Rd and Fretz Road. There are 2.5 cars per home; if the same holds true for this new development then the added traffic will increase to 250 more cars on roads designed for a fraction of current day traffic.
4. Fretz Road, while slightly widen from N Campbell St Road to Woodhollow Ln, is a narrow 2 lane road that is barely wide enough for two full size pickup trucks to pass in opposing directions. Also, there is a blind spot as you approach the property in question; thus making it dangerous to exit the proposed subdivision. Increasing the traffic pattern without road improvements is a DISASTER waiting to happen.
5. They are at least 3 new subdivisions in progress off N /Campbell St Rd just north of Fretz Road.
6. Grading has begun on the east side of N Campbell st road and south of Fretz Road. It appears there will be at least 50 homes built. Currently the only access to this property is a very narrow two lane road that runs northeast to southwest and intersects with N Campbell St road. Making a left hand turn in the direction of the interstate will be all but impossible during rush hour not to mention DANGEROUS.

Approval of this rezoning is a danger to every motorist; especially those transporting children to and from school.

This will end up being another malfunction junction- a DANGEROUS ONE!

Please DO NOT grant this rezoning.

Thank you,

Ralph Parton
[12105 Woodhollow Ln](#)
Knoxville, TN 37932
[865-300-8032](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning on Fretz Rd.

1 message

Gloria Purjet <gpurjet@hotmail.com>

Sat, Dec 9, 2017 at 11:35 AM

Reply-To: gpurjet@hotmail.com

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

To whom it may concern,

As a resident in Brandywine at Turkey Creek on Woodhollow Lane off Fretz Rd. I am very concerned about the recent signs I have seen for rezoning and subdivision plans for the property at [905 Fretz Rd.](#), tax ID #130-070, Commission District 6, which will be directly behind my house.

My objections are as follows:

1. Loss of many more trees in the area which now acts as a buffer from the traffic noise on 40 and is home to lots of wildlife like deer, squirrels, rabbits, possum and is also a breeding and nesting ground for cardinals.
2. A major increase of traffic on Fretz Road and getting out to N. Campbell Station Road with many more cars and school buses. Right now Fretz Rd. in that area is pretty much a one lane roadway.
3. A tremendous amount of constant noise caused by heavy machinery, construction and the workers as homes are being built.
4. Along with the construction comes dust, dirt and pollution affecting those of us with allergies not to mention invading our HVAC systems with additional dust and dirt.
5. On a personal level – I walk early every morning and find the quiet, the lack of traffic and the wildlife I see to be very soothing and a great way to start my day.

As a homeowner in Brandywine at Turkey on Woodhollow I can now totally sympathize with the residents who were in this area before the Brandywine subdivision was started. It now makes me wish that Brandywine had never been built and what the original homeowners have had to deal with for a long time now. My subdivision still has construction going on and it's been over five years! The thought of this new subdivision is extremely depressing and not what I bargained for when moving to Knoxville. Had I known then what I know now about living in the Brandywine at Turkey Creek subdivision we would have chosen a different area. If this new subdivision plan comes about we would seriously consider moving to another quieter less stressful location. I understand progress but sometimes it's not always the best thing to happen.

That's my story and I'm sticking to it! I'm also praying every day that this subdivision plan doesn't pass muster so the land and privacy of the remaining area will be saved.

Thank you,

Gloria Purjet

[21036 Woodhollow Lane](#)

Brandywine at Turkey Creek subdivision

Sent from [Mail](#) for Windows 10