



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

[MPC Comment] Development off of Fretz Road

1 message

Joanna Hughes <forensic.art@gmail.com>

Tue, Dec 12, 2017 at 11:01 AM

Reply-To: forensic.art@gmail.com

To: commission@knoxmpc.org

Good morning,

I would like to voice my concern about the proposed development going in around Fretz Road. It is item #50 on the agenda. I think the idea of developing yet more land around this area is a terrible idea. Campbell Station Road cannot handle all the traffic that will happen with the current developments in the works, much less this new development. Five houses per acre/36 acres is a nightmare waiting to happen. I live in Hardin Valley and commute on this road. I have already noticed a large increase in traffic from the new subdivisions in Hardin Valley. (Subdivisions that have ruined the beauty of our area). It is a dangerous road. There will be fatalities. Hardin Valley is already impossible to get in and out of most times of the day - and this is before the Middle School opens! This will only add to the already horrific traffic.

The Hardin Valley/Campbell Station Road area used to be a beautiful and green place with lots of farms. It's now as ugly and overcrowded as other parts of town. Please stop giving the developers the freedom to destroy it all. Be a part of the solution and not the problem.

Joanna Hughes
Hardin Valley

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 36 acre development off Fretz Road, Farragut

1 message

'DIANNE TALLAN T' via Commission <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 2:04 PM

Reply-To: diannetlcelvis@yahoo.com

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

Dear Sir:

I live in Brandywine at Turkey Creek and I wish to address the development that is intended off Fretz Road. This will greatly affect the traffic in our neighborhood and also subject us to noise and dust from this construction.

Please consider us in this decision.

Thank you,

Dianne Tallant
12043 Woodhollow Lane
Knoxville, TN 37932

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fretz Rd.

1 message

Mary Facciani <dottiedozer@icloud.com>

Tue, Dec 12, 2017 at 1:32 PM

Reply-To: dottiedozer@icloud.com

To: commission@knoxmpc.org

I am Mary Facciani and I live at 1612 N Campbell Station Rd. There is nothing to control our traffic on Campbell Station Rd. as many developments are being implemented in this area. I can't believe you have no improvement on Campbell Station as more and more densely populated areas are being built. I have had to RUN across the road for my mail as long lines of speeding motorists claim the road as I stand in the ditch for safety. There is a curve before my driveway and I must roll down my window and LISTEN for cars because watching is simply not effective. The 30 mph. speed limit is just a suggestion for most. As I hold up my hand and run back across the road, I wonder if I will be able to get up in time should I fall. I would most likely be run over and after living here for 32 years, I am just not going to be fast enough soon.

What will it take for the commissioners to hear us? I called the traffic and engineering department and they said they didn't know what was going to be done at the intersection of Campbell Station and Yarnell Rd. I have to get something in place for my safety, since there is just too much traffic for law enforcement to be effective.

Please help us and slow down development until the plan is in place to accommodate the density of traffic and housing.

Sincerely,
Mary Facciani

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] Development off Fretz Road

1 message

Andy Brasfield <dadofmykids@gmail.com>

Tue, Dec 12, 2017 at 10:40 PM

Reply-To: dadofmykids@gmail.com

To: commission@knoxmpc.org

Someone on the Nextdoor website suggested we email the MPC to oppose the development off Fretz Road between the Interstate and Campbell Station Rd. Their opinion is that such a development would increase noise pollution and congest the roadways. Additionally, they expressed concern for the wildlife in the area.

I say, "build on".

This area is short of real estate for sale, namely affordable houses. Building new neighborhoods creates many jobs both short-term and long-lasting. Our children and grandchildren need somewhere on this side of town to live. Noise pollution can be reduced significantly when one buys a house far away from the interstate and the conveniences it affords. For 9 years I lived very close to a train track and tolerated the loud whistles and rumbling with no long-lasting harm - or short-lasting harm either.

Please approve this project and others like it.

Thank you,
Andy Brasfield
[865-235-1323](tel:865-235-1323)
309 Bigtree Drive

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Farragut area overdevelopment

1 message

Robin E. Campbell <robina4kids@hotmail.com>

Tue, Dec 12, 2017 at 3:37 PM

Reply-To: robina4kids@hotmail.com

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

I live close to the line between West Knoxville and Farragut and I am very concerned about overdevelopment in the area. Right now, what looks like a multifamily housing development is being built at the corner of Snyder Road and Outlet Drive, where there used to be a field and trees that were habitats for many animals and plants. Another one is going in in Hardin Valley, and residents there are worried as well.

More and more research confirms that our quality of life is enriched by green spaces, and when development is allowed to continue unabated, it only decreases quality of life due to increased crowding, traffic, and air and noise pollution. Paving over so much of our land also decreases the amount of water that can be absorbed during storms, which leads to more flooded roads and the necessity to fill in potholes or washed out places, which costs more taxpayer money.

My 12-year-old son asked me just yesterday if there was a way to cut off development at a certain point, because enough is enough. I told him that he should run for office when he grows up so that he can lead the charge to find a balance between economic growth and maintaining a healthy natural environment which benefits all living things, including people. Please listen to your constituents and create a plan to cap development for the betterment of all citizens.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fretz Rd Sub Division

1 message

dbarker5669@gmail.com <dbarker5669@gmail.com>
Reply-To: dbarker5669@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 6:59 PM

Campbell Station Rd Road is nearing or over traffic capacity

LCUB lines on Campbell Sta Rd are already inadequate, considering the number of power outages along that feeder. Sound walls will have to be put up because of I 40 noise. Fretz road will need upgrade also to handle additional traffic. Let the other sub divisions that have been approved be completed before deciding if the housing need in the area are being met and if the infrastructure is capable of handling the construction already approved.

Don and Terri Barker

12126 Woodhollow Lane

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fretz road development

1 message

Tyler Massey <tylermassey295@gmail.com>

Tue, Dec 12, 2017 at 9:48 PM

Reply-To: tylermassey295@gmail.com

To: commission@knoxmpc.org

I'm reaching out because I am against the development that is about to happen off fretz Road. Our street can barely handle the traffic we have now much less another 250 cars a day. When they knock down all the trees the noise is going to be unbearable. I feel that it is a bad idea and actually very unsafe when it comes to traffic on the small Road. I know the chances of it being stopped are Slim but this property should be zoned agriculture.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fretz Road Development

1 message

'Pauline Hamilton' via Commission <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 8:56 PM

Reply-To: hpauline0719@yahoo.com

To: commission@knoxmpc.org

Dear Board of Aldermen,

Please vote against allowing 5 units per acre being built on the property along Fretz Road.

This area is already overpopulated, the traffic too congested, the noise too excessive, and the green areas too endangered.

Please consider seriously putting up sound barriers along I-40. Each night I use earplugs, a sound machine, a fan and a pillow over my head to sleep. It's as if the trucks were coming right through my windows. This not only is unhealthy, it decreases the value of the homes in this area.

And lastly, I would like to ask that in your concern for the disabled in Farragut, that handicap parking be available in front of restaurants and stores. In many places, one handicap parking space is in front of one small store to cover one entire block or is over to the side of a building rather than being the closest spot to the door entrance.

Especially if one is driving oneself, it is essential to have a space as close as possible.

Thank you very much for your receptiveness and the extensive time you put into making Farragut a good place to live.

Sincerely,

Pauline Hamilton
Farragut Commons

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fretz Road

1 message

Neil Schulman <nwcs0822@icloud.com>

Tue, Dec 12, 2017 at 7:27 PM

Reply-To: nwcs0822@icloud.com

To: commission@knoxmpc.org

I would like to offer my thoughts on the proposed development of Fretz Road. As a 20 year Knox County resident I've seen many changes and challenges facing our county. The current situation in Hardin Valley is one of those. There is a massive influx of new homes and this has some side effects:

1. Wildlife displacement
2. Inadequate infrastructure
3. Removal of green space
4. Additional noise
5. Congestion

And other items could be added to the list. The real question is whether the density of homes is even required?

I would request the Commission consider some alternatives:

1. Wait and see what happens with the thousands of new homes already being added. We don't need a ghost town if the expected population doesn't arrive. It's quite speculative right now.
2. Require a decrease in the density of the proposed development to something more reasonable such as 2-3 homes per acre
3. Require a sizable percentage to be preserved as accessible green space
4. Seek alternative development plans

Please consider these alternatives to preserve what makes Knox County livable.

Neil Schulman
12700 Comblain Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #50 on Agenda, Development off of Fretz Road

1 message

D Tom Rizy <rizdt@icloud.com>

Tue, Dec 12, 2017 at 11:42 PM

Reply-To: rizdt@icloud.com

To: commission@knoxmpc.org

Dear Commission,

The rezoning of the subject property from Agriculture will bring over development to our area of West Knox County. Our road system is already inadequate, we are receiving high levels of noise from the interstate, and we are already seeing dense development of apartments on both ends of Snyder Road. Please deny this rezoning request.

Thanks

Tom Rizy
900 Deep Springs Rd
Knoxville, TN 37932
[\(865\) 919-3515](tel:8659193515)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #50 on the Agenda

1 message

'Eunice Maples' via Commission <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 10:04 PM

Reply-To: dmaples67@yahoo.com

To: commission@knoxmpc.org

Please don't approve the developer's request for 5 units per acre. Development is moving much too fast in the Farragut/Hardin Valley area. We will soon see traffic nightmares and severely overcrowded schools. How will this be handled? Wait and see how the developments already in the works affect the infrastructure before approving anymore building—especially high density.

Thank you for the difficult work you do.

Dodie Maples

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] OVER BUILDING

1 message

tala lee <talalee153@gmail.com>

Tue, Dec 12, 2017 at 12:29 PM

Reply-To: talalee153@gmail.com

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

I just moved here from California and I would certainly hate to see some of the mistakes my home state made happen here. That being said something has to be done about the state of the residential roads that these developments (apartments) are being built off of. One in particular..SNYDER RD. is not designed to hold all the traffic the new houses off of Black Rd. will generate. My backyard faces Old Snyder Rd and it is a pullover road when the construction trucks come down it, very dangerous. I am surprised the school buses that travel this road have not complained. Oh yes the mega apartment complex off of Snyder and Outlook..just how are you going to get all those people onto Campbell Station during commute hours? I understand they can't use Snyder as a egress road..it's a potholed mess anyway, but for us folks who live near by what are we supposed to do?????

At least think about your future plans and destroying all the beautiful hills for revenue..you won't be able to get those views back.

Tala Lee

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Zoning Change from A to PR - File #12-C-17-SP / 12-L-17-RZ

1 message

Edra . <piglett1969@gmail.com>
Reply-To: piglett1969@gmail.com
To: commission@knoxmpc.org

Tue, Dec 12, 2017 at 3:58 PM

Hello,

As a resident of Brandywine at Campbell Station on Woodhollow Lane, which is located off of Fretz Road, I am writing to you to please reject the proposed change in zoning from A (agricultural) to PR (planned residential).

There are many reasons why changing the zoning is not a good idea, not only for our homes and neighborhood, but also for the community. The first reason is traffic. Campbell Station Road is already rapidly becoming a traffic nightmare, thanks in part to the major shopping district at Turkey Creek, but it has also become a cut through for traffic from Hardin Valley, which also has a lot of shopping and development of its own in progress. Campbell Station Road - a two lane, winding road - was not designed for the amount of traffic it currently gets, and to add more homes and subdivisions to it will only make that issue worse, not to mention creating an additional safety hazard.

The increased traffic has already started to create a noise problem, due to more cars and trucks using the two lane road. Construction vehicles for the subdivisions that are already under construction are exacerbating the problem. This will only get worse if the zoning is changed on Fretz Road and a new housing subdivision is created.

Another major issue is wildlife displacement. I'm originally an Atlanta native, and fondly remember what it was like before development, construction, and destruction of nature were allowed to run rampant and turn my once Knoxville-like city into the crowded, noisy, traffic filled, concrete jungle it is now. I love my hometown, but it's very distressing to see what it's become in so many places. My husband and I have lived in Knoxville for just over 3 years now, and I love it dearly...mostly because of the nature I was never able to experience when we lived in Atlanta. We never had deer in our backyard, or hawks and bald eagles flying overhead, or were never able to walk outside at night and see a perfectly clear sky full of stars...and hear multiple owls hooting while doing so. This is a gift I've been profoundly grateful for since moving here, and have never taken it for granted. When you go home tonight, take a moment to go outside and experience just being outside...and then consider the idea of that beauty being taken from you and your family.

I implore you to please reject the proposed zoning change, and leave our homes, community, and nature at peace.

I am unable to be at the planning commission meeting on Thursday, December 14, 2017, as I have to be at work, but wanted to make you aware of these issues.

Please contact me anytime if you have any questions or concerns. Thank you for your attention to this letter.

Sincerely,
Edra VanValkenburgh
[12059 Woodhollow Lane](#)
Knoxville, TN 37932
(404) 626-0096 (cell)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] RE: Over development of Farragut

1 message

pibarrington via Commission <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 5:19 PM

Reply-To: pibarrington@yahoo.com

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

I cannot be there in person for the zoning meeting but I am pleading with you to curtail unnecessary building of new homes and the resulting devastation of trees and green plants!

I moved here in 2016 from California and have loved the greenery that is around my community of Twin Springs. California did not listen or care what people thought, letting greedy developers rip up natural habitat to put in new homes. And planting a handful of plants and trees doesn't replace them. I bought a home built in the late 1970's and love my house and neighborhood. I am not a tree-hugger by any means but destroying beautiful, natural habitat for the sake of money and only money, destroys the actual worth of property since newly built homes become trashy looking after a year or so. I know this because where I'm from, development was unchecked and all those new communities attracted people who didn't care or who did not know how to care for a beautiful yard.

Please don't become another California. Don't let money twist you. People think it's a dream to live there; most of us know it's a dream alright—it's a damned nightmare.

Patricia

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning item #50

1 message

Nicole B. <mcphenl8@hotmail.com>

Tue, Dec 12, 2017 at 10:14 PM

Reply-To: mcphenl8@hotmail.com

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

To Whom It May Concern,

I am writing to voice my disapproval at the possibility of rezoning the 36 acre parcel of land on Fretz Road. (I believe this is item 50 on the meeting agenda for Wednesday, December 13th or Thursday, December 14th.)

A new housing development will add traffic to an area that is not equipped to handle much more traffic than it already has. Campbell Station is not designed for this kind of traffic!

With all of the trees that will be removed, I am also concerned about the increased noise levels that already existing neighborhoods will experience from interstate traffic. A sound wall would be needed on both sides of the Interstate to protect our homes from both the noise and dirt.

Most importantly is the destruction of this beautiful land. We bought our house because of the natural beauty and wildlife. Little by little there are fewer and fewer wild places. The destruction of the habitats for the deer, hawks, wolves, fox, rabbits, coyotes and other animals would be a terrible loss for our community. Please keep this land zoned agricultural!

I will not be able to attend the upcoming rezoning meeting but wanted to make sure that I expressed my thoughts on this issue. I am extremely concerned about the overgrowth of Farragut and the surrounding areas.

Thank you for taking my thoughts into consideration.

Regards,

Nicole Berkheimer
11325 Yarnell Road
Knoxville, TN 37932
865-566-7330

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #50 on Agenda re rezoning

1 message

apmub via Commission <commission@knoxmpc.org>

Wed, Dec 13, 2017 at 11:44 AM

Reply-To: apmub@aol.com

To: commission@knoxmpc.org

Stop the rezoning of property feeding onto Campbell Station Rd. This road is very dangerous as it serves the existing population. Please be careful as to the rezoning as many problems will be created such as traffic control, etc.

Shirley Metzger, Campbell Station Villas

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] rezoning is item #50 Farragut area

1 message

Brown, Lynn <lbrown23@covhlth.com>

Wed, Dec 13, 2017 at 12:47 PM

Reply-To: lbrown23@covhlth.com

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

To whom it may concern:

I cannot believe you guys are seriously considering rezoning any more area between Farragut and Hardin Valley. You're have already approved 100's of additional cars to this already congested and poorly prepared area. The road I live off of (Snyder School) is a single lane road with blind curves. The traffic has more than double in the past two years. Add addition 100-200 cars and you'll destroy the area.

I'm against anymore rezoning especially any apartments. As you know, with the influx of people crime goes up. You're literally ruining a nice area. Honestly, we'll be looking to move soon with all this.

Thanks,

Lynn Brown, R.N.

Sr. Application Analyst, Clinical Informatics

Covenant Health System

lbrown23@CovHlth.com

O: 865-374-4641

T: 205-907-4190

Planned CTO – 12/14, 12/15, 12/22

The Only Thing Necessary for the Triumph of Evil is that Good Men Do Nothing.

Edmund Burke

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