



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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'Terri Green' via Commission <commission@knoxmpc.org>  
Reply-To: catldy\_t@yahoo.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Sun, Dec 10, 2017 at 6:39 PM

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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Proposed Development off Fretz Rd

1 message

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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](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] NO T O REZONING**

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Rezoning on Fretz Rd.

1 message

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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



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

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## [MPC Comment] Development off of Fretz Road

1 message

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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](mailto:commission@knoxmpc.org)





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

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

1 message

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'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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Fretz Rd.

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Development off Fretz Road

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Farragut area overdevelopment

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Fretz Rd Sub Division

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Fretz road development

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Fretz Road Development

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Fretz Road

1 message

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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](mailto:commission@knoxmpc.org)





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

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

1 message

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D Tom Rizy <rizdt@icloud.com>  
Reply-To: rizdt@icloud.com  
To: commission@knoxmpc.org

Tue, Dec 12, 2017 at 11:42 PM

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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Item #50 on the Agenda

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] OVER BUILDING

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] RE: Over development of Farragut

1 message

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pibarrington via Commission <commission@knoxmpc.org>  
Reply-To: pibarrington@yahoo.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Dec 12, 2017 at 5:19 PM

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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Rezoning item #50

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Item #50 on Agenda re rezoning

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] rezoning is item #50 Farragut area

1 message

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Brown, L ynn <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](mailto: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

Dis claim er





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

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[MPC Comment] ReZoning Item #50

1 message

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Lois <lr167@comcast.net>  
Reply-To: lr167@comcast.net  
To: commission@knoxmpc.org

Wed, Dec 13, 2017 at 5:22 PM

I am writing to protest the request from developers to destroy more greenland and the natural habitat for deer, foxes. There is adequate housing in Knoxville, but people don't want to move in older homes. Tough! Let them go somewhere else to live. What happens when we are all living in concrete with door-to-door houses. That is not what anyone desires. Leave some land for future generations.

LCUB can't handle the infrastructure they serve now and all of our bills continue to go up. Neither can West Knox Utilities and we just received a bill saying our bills would go up again in January.

Stop the madness!!

Sincerely,

Lois Irwin

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Resigning on Woodhollow Lane

1 message

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Savannah Hines <savannahdhines@live.com>

Wed, Dec 13, 2017 at 9:45 PM

Reply-To: savannahdhines@live.com

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

To whom it may concern,

I, Christopher Don Coker, along with my wife, Savannah Hines Coker, who live at [12084 Woodhollow Ln. Knoxville TN 37932](#) vote no on rezoning the land from agricultural to residential. We feel our area is already congested enough and with all the developments going on throughout Campbell Station Rd. there is entirely too much traffic already. Also, this would greatly affect our day-to-day life in so many negative ways including: noise (which we already battle due to the interstate proximity), invasion of privacy (people literally in our back yard), and danger due to increased traffic as we prepare to expand our family. We thank you for your service to the community and representing our voice.

Thank you.  
Respectfully,  
Christopher and Savannah Coker

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Overgrowth of Farragut

1 message

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cynfuld via Commission <commission@knoxmpc.org>

Wed, Dec 13, 2017 at 6:12 PM

Reply-To: cynfuld@aol.com

To: commission@knoxmpc.org

Please do not allow any more rezoning in Farragut. We are destroying the natural habits of animals as well as destroying sound buffers that trees and open spaces bring. We need to maintain some agriculture zoned land so that Farragut does not become yet another concrete jungle.

Thank you.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Item 50 rezoning Farragut

1 message

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'Jason Sulish' via Commission <commission@knoxmpc.org>  
Reply-To: sulishj@yahoo.com  
To: commission@knoxmpc.org

Wed, Dec 13, 2017 at 7:09 PM

Dear zoning commission,

I want to express my opinion about additional housing growth in and around Campbell Station and interstate 40. I live in the twin Springs area and there is significant growth and building that is currently going on north of the interstate which is causing a significant increase in the traffic around the Cambell station and interstate 40 intersection. I have nothing against the building or the growth, however there should be no more building until the roads are redesigned to handle current the number of cars in and around the area. I'm unable to make it to the zoning meeting however please take into consideration my opinion regarding item number 50 at the meeting on Thursday.

Thank you,  
Jason Sulish  
11409 Hickory Springs Dr., Knoxville, TN 37932. [937-313-8893](tel:937-313-8893)

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)