



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

[MPC Comment] Reference #7-F-17SP; #7-J-17RZ; agenda item 55

1 message

Magnolia Pointe HOA <knoxmphoa@gmail.com>

Thu, Jul 6, 2017 at 8:27 PM

Reply-To: knoxmphoa@gmail.com

To: Commission@knoxmpc.org

To the commissioners and staff at the MPC,

We have heard that another developer has his sights set on some property near us that will have a detrimental impact on our area. He is planning to buy some property on Coward Mill near the gas storage area. This area is in the tech corridor and zoned business and we understand that this proposal would go against the tech corridor plan that is already in place. He is proposing 12 units per acre which could be 405 apartments. The traffic department stated that on average people make 10 trips a day which works out to approximately 4000 car trips per day. Coward Mill cannot handle this traffic because of the road's width, curves, and the limited access onto Pellissippi. Getting out on Pellissippi Parkway can be almost impossible at certain hours of the day. If they instead, go down Reagan Road, this too would cause more congestion and possible accidents at the Harden Valley intersection. A few years ago when another developer wanted to build many single family homes in the approximate area, (but far fewer than this developer is planning), the traffic planners vetoed the proposal because of all the future congestion on Coward Mill, Reagan Road, and Pellissippi. These roads are very narrow and have many spots with obstructed views, so when you actually live and drive in this area this causes many to be apprehensive.

Here are some other points that are just as important. The type and quality of these apartments are an issue. There will be so many apartments we don't know how well they will be maintained. Also, with all the rezoning of the school districts in the Hardin Valley/Karns area, we wonder what the impact would have on the school district.

We know many of you are developers on the MPC board, but you are representing us and you are our voice. You need to think about the people who already live in this area and how their lives would be impacted. As a board you need to think as a representative of the people, instead of a developer.

We think a no vote on this proposal is vital for our safety and protecting our children and our community. Think about how you would feel if your family was traveling on these roads every day. Your vote can make the difference. Please hear our voice when you vote.

Thanks for your consideration on this matter.

Deborah and Gary Pettit
10451 Laurel Pointe Lane
Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference #s: 7-F-17SP & 7-J-17RZ, Agenda item 55

1 message

McGee, Joyce D. <Joyce.McGee@aptim.com>

Thu, Jul 6, 2017 at 9:39 PM

Reply-To: joyce.mcgee@aptim.com

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

Dear MPC Staff and Commissioners

I am a property owner in Magnolia Pointe (10457 Laurel Pointe Lane) located at the intersection of Reagan Road and Coward Mill Road. A multi-family complex is planned for Coward Mill Road with potential for up to 400 units. A proposal which is being brought before your board for approvals on July 13, 2017.

I am writing you to express my concerns about this potential new development and would greatly appreciate your consideration of these concerns when reviewing the land use in our area.

My family and I travel both Reagan Road and Coward Mill daily. These small, country roads are already stressed with traffic. At times I am the 10th to 12th car in line on Coward Mill trying to access Pellissippi Parkway. It doesn't matter if turning right or left onto Pellissippi Parkway the wait times can be long. Yes, the wait times are longer during rush hour but I have concerns that adding at a minimum one car per apartment unit and many units will have multiple cars (400-800 cars) will back up traffic no matter the time of day. There are already multiple cars turning right and left along with multiple cars making U-turns at the intersection (please consider making U-turns illegal on Pellissippi Parkway. There are too many cars moving too fast for U-turns to be considered safe.) The U-turns are necessary now because the entrance and exits for Hardin Valley Road cannot handle the amount of traffic from the parkway. This issue alone should be addressed before Hardin Valley grows anymore.

The alternate route of traveling Reagan Road also has long lines of cars trying to access Middlebrook Pike/Hardin Valley Road. As mentioned above, the on and off ramps for Hardin Valley Road cannot accommodate the current traffic load. During the school year this traffic is worse and Reagan Road has blind hills where school buses stop to allow children on and off buses. This is already a dangerous situation and adding this number of vehicles is an accident waiting to happen.

The additional noise of the vehicles is also a worry and stray lights from both cars and the complex. In general, this area is a pretty "sleepy" single-family neighborhood surrounded by other single-family neighborhoods. There is rarely a late car on the road or stray lights from late travelers. As a property owner I like where I live and the proposed apartment complex will change the dynamics of this area where we have chosen to live and invest in property.

Of significant interests is the construction and targeted rental population of this property and how it impacts the property values in my area? If your board approves this complex what building restrictions will be placed on the property? Coward Mill and Reagan Road consists of upscale homes on larger lots and farm lands. If the proposed complex is approved what doors are opened for other multi-family developments to be built, further impacting the infrastructure issues we are beginning to see in this area?

As an interested property owner, I appreciate your time and considerations of my concerns. I understand that growth is necessary and I believe growth should come. After all, I too am part of this area's growth but I urge you to please consider addressing the necessary infrastructure issues we are facing in this area rather than be forced to address those

issues around the growth after it has happened further. Should we not learn from previous areas around Knoxville where the overgrowth and over developments were allowed prior to infrastructure growth?

Thank You

Joyce McGee

10457 Laurel Pointe Lane



Joyce D. Mcgee

Tel: +865-560-7903

Cell: 865-850-7306

Joyce.McGee@aptim.com

APTIM

2410 Cherahala Blvd

Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning - File #7-F-17-SP, (7-J-17-RZ) Agends Item #55.

1 message

Susan Sinatro <SASGCS@msn.com>

Sat, Jul 8, 2017 at 2:10 PM

Reply-To: sasgcs@msn.com

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

MPC Commissioners;

Oppose the Subject Rezoning for following concerns:

- > Negatively change the housing plan in our community.
- > Create major traffic congestion for the narrow Coward Mill Road.
- > Increase dangerous backups created by additional car volume entering onto Pellissippi Pkwy.

Thank you.

Greg & Susan Sinatro

2707 Hawk Haven Lane

Knoxville, Tn. 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE# (7-F-17-SP), (7-J-17-RZ), AGENDA ITEM #55

1 message

Jessica Arnold <jessicabarnold@gmail.com>

Sun, Jul 9, 2017 at 5:35 PM

Reply-To: jessicabarnold@gmail.com

To: commission@knoxmpc.org, jtocher.mpc@gmail.com, anders01@comcast.net, mgoodwin.mpc@gmail.com, eason.mpc@gmail.com

MPC Commissioners,

I strongly oppose the rezoning of this project, and support the current business plan (technology & business). Our narrow country road cannot support the addition of 3,000-4,000 more cars and trucks. This project would also negatively change the housing plan in our community. Our property values would decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE# (7-F-17-SP), (7-J-17-RZ), AGENDA ITEM #55

Jessica Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE# (7-F-17-SP), (7-J-17-RZ), AGENDA ITEM #55

1 message

fjcruizer via Commission <commission@knoxmpc.org>

Sun, Jul 9, 2017 at 5:41 PM

Reply-To: fjcruizer@yahoo.com

To: commission@knoxmpc.org, jtocher.mpc@gmail.com, anders01@comcast.net, mgoodwin.mpc@gmail.com, eason.mpc@gmail.com

MPC Commissioners,

I strongly oppose the rezoning of this project, and support the current business plan (technology & business). Our narrow country road cannot support the addition of 3,000-4,000 more cars and trucks. This project would also negatively change the housing plan in our community. Our property values would decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE# (7-F-17-SP), (7-J-17-RZ), AGENDA ITEM #55

Matthew Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # (7-F-17-SP), (7-J-17-RZ) AGENDA ITEM #55

1 message

'M L' via Commission <commission@knoxmpc.org>

Sun, Jul 9, 2017 at 7:29 PM

Reply-To: catnzms@aol.com

To: commission@knoxmpc.org, jtocher.mpc@gmail.com, anders01@comcast.net, mgoodwin.mpc@gmail.com, eason.mpc@gmail.com

Cc: catnzms@aol.com

To: MPC Commissioners

Date: 09July2017

Subject: File # (7-F-17-SP), (7-J-17-RZ) AGENDA ITEM #55

MPC Meeting Thursday, July 13, 2017, 1:30 pm

Dear Metropolitan Planning Commissioners:

Please be informed that I am strongly opposed to the rezoning request at Coward Mill and Pellissippi .

Forty years ago I moved to Knoxville after accepting a job in the DOE industry. I am now retired but greatly appreciate the value that technology has in the future of our region. As we all clearly understand the Technology Corridor was established to expand on the magnificent resources we have in technology. One of the goals of this expansion was to bring some of our nation's most highly skilled workers to this area.

Understandably, those people will require homes & easy access to their jobs. However, it was never intended that the Technology Corridor become an avenue of residential developments. One thing is certain, if this area is rezoned, there will be no basis for denying similar requests along the Corridor. This is not what was originally intended nor what forward-thinking community leaders should support.

Additionally, it is beyond me how anyone could not consider the risk to personal safety that egress and ingress to a residential development in this area would create. It is obvious to all that this area is already considered hazardous as evidenced by the traffic control provided by the sheriff's department in support of Faith Promise Church.

As a resident of this area, I have observed drivers avoiding congestion by rerouting via Coward Mill. Coward Mill Road is winding, with minimal visibility and with no exit or entry lane for Pellissippi northbound traffic. Further, northbound drivers are making a "U" turn at the Coward Mill/Pellissippi cross over, further complicating this access.

Coward Mill needs a reduction in traffic, not a plan for an increase.

Thank you,

Marilynn L. Carroll
2711 Hawk Haven Lane
Knoxville, TN 37931



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

[MPC Comment] Rezoning of 33.84 acres on Coward Mill Rd.

1 message

Mary Broady <broadyma@bellsouth.net>

Sun, Jul 9, 2017 at 8:39 AM

Reply-To: broadyma@bellsouth.net

To: commission@knoxmpc.org

I am addressing

File#(7-F-17-Sp),(7-J-17-RZ)

AGENDA ITEM #55

I am opposing the rezoning of this 33.84 acre parcel of land. The developer plans up to 12 units per acre which could total up to 405 units. Travel engineers estimate an average of 10 trips per day per unit. This would mean 4,050 additional trips each day on Coward Mill Road. This is a very small rural road and would mean impossible traffic and many accidents. I strongly urge you to vote no and keep the technology zoning. Thank you for all your hard work.

Sincerely, Mary Ann Broady and

Joe Broady

2715 Hawk Haven Lane

Knoxville, TN. 37931.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Concern

1 message

CS <sterie13@hotmail.com>

Sat, Jul 8, 2017 at 7:21 PM

Reply-To: sterie13@hotmail.com

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

To the Commissioners on the MPC Board,

My name is Chris Sterie and I moved to the Reagan's Landing subdivision last year (2709 Macy Blair Rd). Some of the qualities that attracted our family with two young children to the neighborhood is the quiet area it is in.

I have recently heard about the plans for a developer to request rezoning a large parcel of land from technology and business to residential according to File # (7-F-17-SP), (7-J-17-RZ) agenda item #55. Per the request for this area to have access roads to Coward Mill Rd., and the estimate from engineers that with all 405 proposed lots developed, that would equal over 4,050 excess vehicular traffic trips along Coward Mill daily. This would completely hinder and backup traffic at Coward Mill, Pellissippi Parkway (162N), Reagan Rd., and Hardin Valley. Coward Mill and Reagan Road are already dangerously tight roads, and to drastically increase traffic by that quantity is extremely unsafe. Not to mention that much traffic would make our pre-existing subdivisions noisier and less attractive.

Were my family aware that a new development of that many units would be constructed in this area, we would have sought a home elsewhere.

I strongly request that the parcel remain zoned as technology and business and not be transferred over to residential, unless the 33.84 acre parcel could be divided into thirty-four .99 acre plats, with one single family residence built per .99 acre lot. If those conditions are not capable of being met, then I request the zoning remains as technology/business.

Thank you for your time and consideration,

Chris Sterie

--



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

[MPC Comment] File # 7-F-17-SP, 7-J-17-RZ

1 message

David Caldwell <caldwell.dn@gmail.com>

Mon, Jul 10, 2017 at 11:31 AM

Reply-To: caldwell.dn@gmail.com

To: commission@knoxmpc.org

File # 7-F-17-SP, 7-J-17-RZ

Agenda Item 56

We are writing to strongly oppose the rezoning proposal to build a large subdivision on 34 acres in our neighborhood

Coward Mill Road is a very narrow road that is already a traffic hazard-it is a country lane that already carries excessive traffic. Adding a significant number of sets of the street would be unimaginable!

Thank you for your consideration.

Respectfully,

David

David N. Caldwell

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda item #55

1 message

L Godfrey <leslie.a.godfrey@gmail.com>

Mon, Jul 10, 2017 at 1:50 PM

Reply-To: leslie.a.godfrey@gmail.com

To: commission@knoxmpc.org

Good afternoon. My name is Mrs. Leslie Godfrey and my husband and I live at 10412 Clover Ridge Lane in Reagan's Landing.

My email is regarding, file # (7-F-17-SP), (7-J-17-RZ), Agenda item # 55.

We are writing to oppose the rezoning and keep current business plan. (technology and business).

The danger and stress of 3,000-4,050 additional cars and trucks on our small narrow country roads is a concern as well.

This would negatively change the housing plan in our community and our property values would decrease.

Many thanks from concerned citizens and neighbors in this area since 2008.

Thank you,
Mrs. Leslie Godfrey

Leslie Godfrey
Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC #7-F-17SP and 7-J-17RZ agenda item 55

1 message

Kathryn Woodall <kwoodall@drcoxandco.com>

Mon, Jul 10, 2017 at 2:19 PM

Reply-To: kwoodall@drcoxandco.com

To: commission@knoxmpc.org, tom.brechko@knoxmpc.org, dan.kelly@knoxmpc.org, michael.brusseau@knoxmpc.org

Dear Commissioners and Staff of the MPC,

Thank you in advance for listening to the concerns of the citizens and property owners in our area. As a lifelong resident of Knoxville and personal 20+ year Knox County homeowner and business owner, I have seen first-hand the fast paced development of the Pellissippi and Hardin Valley area. My family has co-owned the piece of land off Pellissippi Parkway in consideration since 1976. For many years, the land remained undeveloped as the government promoted the "Tennessee Technology Corridor" concept and later decided about the possible "orange route" through this area, which the government ultimately decided against. In the meantime, much of the land in the area has been developed for commercial or residential use, and the area has blossomed. It is unreasonable to continue to require our land to be zoned for "Technology Corridor" use only. It is basically a government "taking" of the property for a failed project.

As I read the concerns of the residents who now live in residential developments built 30+ years after our land was purchased, it seems clear the road infrastructure needs to be addressed by the County, regardless of the type of development that takes place. Traffic in the Hardin Valley area will continue to be a concern, and development will no-doubt continue. There is much land left to be developed, and it will need infrastructure from Knox County regardless of the zoning type.

Lastly, I am disheartened to read how so many homeowners are citing incorrect information in their appeals to your board. Several have mentioned proposed development of "400 apartments" (incorrect) and "4,000 additional cars" (again, incorrect) resulting in circumstances that are "terrifying" and "bedlam" and "catastrophic deterioration" (seriously?).

These are completely inaccurate statements, and do not reflect the professional office/residential development plans that Mr. Bittle has provided to the MPC. Those plans are on file with MPC and similar requests have already been granted in the area by MPC and the County Commission. Mr. Bittle is also a lifelong Knoxville resident and has successfully developed in this area before.

Please be reasonable in your consideration and approval of the re-zoning request.

Thank you,

Kathryn C. Woodall

1524 Kensington Drive

Knoxville TN 37922

--

July 2017

JUL 10 2017

Knoxville-Knox County Metropolitan Planning Commission
400 Main Street SW #403
Knoxville, TN 37902

RE: July 13 Meeting, Item No. 55, H.E. Bittle III

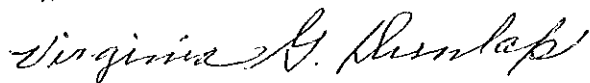
Dear MPC Commissioners:

For more than 40 years, I have been a co-owner of this subject parcel of undeveloped land on Coward Mill Road and the Pellissippi Parkway. We are presently under a contract for sale with Mr. Bittle.

What was originally a simple land investment has become quite a long-term ordeal. One obstacle after another has impeded development potential and interest, for instance: the Technology Corridor's original and restrictive "Scientific Production" zoning; the Corridor's lack of investment in utility and road infrastructure; the "Orange Route;" several major economic crises; etc.

My partners and I request that you APPROVE the Sector Plan amendment and Rezoning requests put forth by Mr. Bittle. Thank you.

Sincerely,



Partner, Pellissippi Partnership



Ms Virginia G Dunlap
320 Spencer Dr
Amherst, MA 01002-3367

July 2017

JUL 13 2017

Knoxville-Knox County Metropolitan Planning Commission
400 Main Street SW #403
Knoxville, TN 37902

RE: July 13 Meeting, Item No. 55, H.E. Bittle III

Dear MPC Commissioners:

For more than 40 years, I have been a co-owner of this subject parcel of undeveloped land on Coward Mill Road and the Pellissippi Parkway. We are presently under a contract for sale with Mr. Bittle.

What was originally a simple land investment has become quite a long-term ordeal. One obstacle after another has impeded development potential and interest, for instance: the Technology Corridor's original and restrictive "Scientific Production" zoning; the Corridor's lack of investment in utility and road infrastructure; the "Orange Route;" several major economic crises; etc.

My partners and I request that you APPROVE the Sector Plan amendment and Rezoning requests put forth by Mr. Bittle. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory E. Kaebnick". The signature is written in a cursive style with a large, stylized initial "G".

Partner, Pellissippi Partnership

July 2017

JUL 10 2017

Knoxville-Knox County Metropolitan Planning Commission
400 Main Street SW #403
Knoxville, TN 37902

RE: July 13 Meeting, Item No. 55, H.E. Bittle III

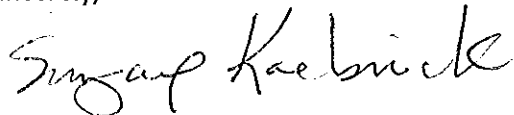
Dear MPC Commissioners:

For more than 40 years, I have been a co-owner of this subject parcel of undeveloped land on Coward Mill Road and the Pellissippi Parkway. We are presently under a contract for sale with Mr. Bittle.

What was originally a simple land investment has become quite a long-term ordeal. One obstacle after another has impeded development potential and interest, for instance: the Technology Corridor's original and restrictive "Scientific Production" zoning; the Corridor's lack of investment in utility and road infrastructure; the "Orange Route;" several major economic crises; etc.

My partners and I request that you APPROVE the Sector Plan amendment and Rezoning requests put forth by Mr. Bittle. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Simon Kaebnick". The signature is written in black ink and is positioned above the typed name.

Partner, Pellissippi Partnership

July 2017

JUL 10 2017

Knoxville-Knox County Metropolitan Planning Commission
400 Main Street SW #403
Knoxville, TN 37902

RE: July 13 Meeting, Item No. 55, H.E. Bittle III

Dear MPC Commissioners:

For more than 40 years, I have been a co-owner of this subject parcel of undeveloped land on Coward Mill Road and the Pellissippi Parkway. We are presently under a contract for sale with Mr. Bittle.

What was originally a simple land investment has become quite a long-term ordeal. One obstacle after another has impeded development potential and interest, for instance: the Technology Corridor's original and restrictive "Scientific Production" zoning; the Corridor's lack of investment in utility and road infrastructure; the "Orange Route;" several major economic crises; etc.

My partners and I request that you APPROVE the Sector Plan amendment and Rezoning requests put forth by Mr. Bittle. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Reese Patterson".

Partner, Pellissippi Partnership



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

[MPC Comment] Re: Opposition to Agenda Item #55 File #'s 7-F-17-SP and 7-J-17-RZ

1 message

Jonathan Cayce <jonathan.cayce@gmail.com>

Mon, Jul 10, 2017 at 7:44 PM

Reply-To: jonathan.cayce@gmail.com

To: commission@knoxmpc.org

Dear Commissioners

I am writing to express my strong opposition to Agenda Item #55 and file numbers 7-F-17-SP and 7-J-17-RZ that is requesting rezoning of land off of Coward Mill Rd. A neighbor has indicated that the zoning request is intended to allow a developer to build residential units at a density of 12 units per acre that equates to 405 residential units. The neighbor also cites that Travel Engineers have estimated the new development could lead to an additional 4,050 car/truck trips on Coward Mill Rd. As you know, Coward Mill Rd. is very narrow. The road has grooves in the road to warn drivers that may drift. Further, due to the traffic levels on the Pellissippi Parkway most of these additionally motorists will likely detour to Reagan's Road to travel towards Farragut and Knoxville. While not as narrow as Coward Mill Rd, Reagan's Road has no shoulder and is hilly with blinds spots at the three neighborhood entrances on the road. An additional 4,050 automobiles on road will create a hazardous situation for residents that live off of Coward Mill Rd as well as Reagan's Road in single family residents. This increase in traffic should be reason enough to deny this rezoning request as the safety of the area's roads will be significantly degraded. I moved to Reagan's landing due to its sequestered location off of Reagan's road and sense of safety. Rezoning and allowing development of high density residential units will eliminate this benefit and could adversely effect my neighborhoods' safety. I also oppose this rezoning effort as it will negatively impact the housing plan in mine and surrounding communities and this proposed action will likely adversely effect the value of my home. I am unable to attend the July 13th meeting, but wanted to be sure my opposition to this action is duly noted.

Best Regards,

Jonathan and Elizabeth Cayce
10412 Merida Drive
Knoxville TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: File # (7-F-17-SP), (7-J-17-RZ) Agenda Item #55

1 message

kevin addis <kaddis@aladdnet.com>

Mon, Jul 10, 2017 at 3:08 PM

Reply-To: kaddis@aladdnet.com

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

Please vote against the zoning change for **File # (7-F-17-SP), (7-J-17-RZ) Agenda Item #55**. Due to the narrow roads and one lane bridge on Coward Mill this will cause a significant and dangerous increase in traffic on Reagan Road where there are several blind hills. High occupancy housing is best suited for where the roads and infrastructure can handle the increased traffic. This is not the correct location for such a development

Thank you,

Kevin Addis
Property owner
10200 Ivy Hollow Ln
Knoxville TN, 37931
[407-758-7714](tel:407-758-7714)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda Item #55

1 message

James Dee <jdenviro@hotmai.com>

Mon, Jul 10, 2017 at 11:06 PM

Reply-To: jdenviro@hotmai.com

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

Dear Commissioner:

I am writing in opposition to the proposal to build a high density residential community off of Coward Mill Rd (File # 7-F-17-SP, 7-J-17-RZ; Agenda Item 55). Not only is the proposed development not congruent with current and planned land use, but it would place an undue burden on local traffic, creating dangerous driving conditions.

A housing development is not appropriate for this area which is currently zoned technology and business as part of the Pellissippi Technology Corridor. The property is located next to businesses and less than a mile from low density neighborhoods. A high density residential development obviously does not fit into the current rural community structure. A high density residential development obviously does not fit into the current zoning for that location, but it also does not blend with residential communities in the surrounding area.

Accessing this development from Coward Mill Rd presents a very dangerous scenario. Coward Mill is a narrow, windy road which cannot handle heavy traffic. The county has invested money in trying to improve the safety of this road by placing rumble strips on the side and center of the road; placing warning signs in sharp curves in the road, and removing obstructions to line-of-sight at dangerous points along the road. The entrance to this development is located at a dangerous curve in the road that has been the site of numerous accidents and has been the focus of remedial actions by the county. The intersection of Coward Mill and Pellissippi Parkway is not controlled. Traffic at this intersection often

backs-up and the addition of hundreds of new drivers will only exacerbate this situation.

A high-density housing project is not an appropriate use of this property. The potential adverse impact of this project far outweighs the benefits for this county.

James Dee

2708 Hawk Haven Ln.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-F-17-SP, 7-F-17-RZ agenda Item #55 - Opposition to files/item.

1 message

KR <karl34@gmail.com>
Reply-To: karl34@gmail.com
To: commission@knoxmpc.org

Mon, Jul 10, 2017 at 4:07 PM

Hello - my name is Karl Reinbolt. I live at 10418 Ivy Hollow Drive, Knoxville, TN 37931

I am writing in opposition to file(s)/item 7-F-17-SP, 7-F-17-RZ agenda Item #55. I am in opposition to this rezoning and desire to keep the current zoning.

I feel this would be a negative impact to the residential housing and roadways in this area to add such a large number of units. I also feel it would negatively affect the value of my property/home.

Sincerely,

Karl O. Reinbolt
karl34@gmail.com

--

This message was directed to commission@knoxmpc.org



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

**[MPC Comment] Proposed development on Coward Mill Road, Agenda Item No. 55.
File No.s (7-F-17-SP), (7-J-17-RZ)**

1 message

Betty Arnold <agranpop@att.net>
Reply-To: agranpop@att.net
To: commission@knoxmpc.org
Cc: "agranpop@att.net" <agranpop@att.net>

Tue, Jul 11, 2017 at 10:48 AM

It is our understanding that a developer is requesting rezoning to develop a 33.84 acre parcel on Coward Mill Road. The developer would like permission to put up to 12 units/acre. This could total to over 400 units and if each unit averaged 10 trips/day (according to Knox County trip/unit calculations), it would add over 4,000 additional cars and trucks/day on this small, narrow country road. It would make dangerous bottlenecks at the Pellissippi /Coward Mill Road intersection and at the Reagan Road/Harden Valley intersection. Residents on these 2 roads would not be able to get out of their driveways due to the additional large volume of traffic. It would be for the Coward Mill and Reagan residents, leaving or returning to our home during "rush-hour" even more difficult if not impossible. This situation would reduce the value of our homes, making these homes less desirable to existing residents and future buyers, if we ever wanted to sale. We ask that you keep the zoning Technology/Business as it is now.

We respectfully request that you deny this rezoning.

Jones and Betty Arnold, 10422 Coward Mill Road, Knoxville

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Request Opposition

1 message

'John Shewairy' via Commission <commission@knoxmpc.org>

Tue, Jul 11, 2017 at 10:44 AM

Reply-To: jcs17s3@aol.com

To: commission@knoxmpc.org

Subject: Rezoning Request Opposition

Reference: File #(7-F-17-SP), (7-J-17-RZ), Agenda Item #55

My Name is John C. Shewairy. I reside at 10445 Ivy Hollow Drive, Knoxville, (Reagan's Landing Subdivision)

I have become aware of a land developer's request for rezoning of 33.84 acres located in the immediate vicinity of Coward Mill Road. The rezoning request is to transition the acreage from its currently approved zoning of Technology and Business, to Residential.

I oppose this rezoning request and strongly favor retaining the property's current zoning designation of Technology and Business. I am deeply concerned over the very real ramifications and impact on the immediate area, which would include not just Coward Mill Road, but Reagan Road as well. I have been told that the number of housing units the land developer is considering could approach some 405 units. Regardless of the number of housing units, the ensuing traffic situation on both of these roads would be unbearable. I believe that with the construction of so many housing units, road traffic could increase by some 4050 additional trips on Coward Mill Road alone. That Road and Reagan Road are very narrow and simply cannot withstand the added traffic congestion without substantial and alarming safety issues arising.

In addition to the concern for human safety, one has to be realistic and consider that the added congestion would drive our home values down substantially.

I would ask the Commission's consideration of the very real adverse impacts it would bring to current residents and render a decision that retains the property's current zoning designation.

Thank you for your time and attention to this matter, and for your service to our community.

Sincerely,

John C. Shewairy

10445 Ivy Hollow Drive

Knoxville, TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] RE: File # (7-F-17-SP), (7-J-17-RZ) AGENDA ITEM #55 OPPOSE-Residents Justin & Heather Tillery Property Owners of 10328 Clover Ridge Lane Knoxville, TN 37931

1 message

'Justin Tillery' via Commission <commission@knoxmpc.org>

Tue, Jul 11, 2017 at 10:26 AM

Reply-To: jtill07@yahoo.com

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

Commissioners:

I am writing this email to express opposition to the residential rezoning development plan for the 33.84 acre parcel of land located behind Caris Healthcare Center in the Coward Mill and Reagan Road area of Knox County.

We kindly request the current business plan be retained for this property.

In summary our family and a majority of the Reagan's Landing residents strongly oppose the rezoning effort and it is our request that the current business plan for technology and business be retained for this land parcel.

Thank You,

Justin C. Tillery
Property Owner
10328 Clover Ridge Lane
Knoxville, TN 37931

(C) (865) 386-9399
JTill07@yahoo.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda item 55

1 message

Bill Sandifer <brsandifer@gmail.com>

Tue, Jul 11, 2017 at 10:14 AM

Reply-To: brsandifer@gmail.com

To: commission@knoxmpc.org

Bill Sandifer 2733 Macy Blair rd Knoxville tn 37931

(7-F-17-Sp) (7-17-Rz) I am opposed to the rezoning , keep current business plan (technology and business , thank you for your help. Bill Sandifer

--

This message was directed to commission@knoxmpc.org