

ARTHUR G. SEYMOUR, JR.  
ROBERT L. KAHN  
REGGIE E. KEATON  
DONALD D. HOWELL  
DEBRA L. FULTON  
MICHAEL W. EWELL  
JOHN M. LAWHORN  
JAMES E. WAGNER  
BEVERLY D. NELMS  
MARY ELIZABETH MADDOX  
BENJAMIN C. MULLINS  
RICHARD T. SCRUGHAM, JR.  
MATTHEW A. GROSSMAN  
KEVIN A. DEAN  
DANIEL F. WILKINS  
RICHARD E. GRAVES



*client-centric & committed to success*

Email: [ajseymour@fmsllp.com](mailto:ajseymour@fmsllp.com)  
Direct Fax: 865-541-4612

office 865.546.9321  
office fax 865.637.5249

550 W. Main Street  
Suite 500  
P.O. Box 39  
Knoxville, Tennessee  
37901

*of counsel*  
FRANCIS A. CAIN  
IMOGENE A. KING  
JASON T. MURPHY

[fmsllp.com](http://fmsllp.com)

July 11, 2017

**Via e-mail**

Mr. Michael Brusseau  
**Metropolitan Planning Commission**  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item No. 55 – H.E. Bittle, III

Dear Mike:

There seems to be some confusion about the density and configuration that Mr. Bittle is proposing for the property involved in the above rezoning request.

I am enclosing herewith a proposed apartment layout that would include 190 units or a subdivision layout that would include 100 units.

Would you please put these with the packets on this rezoning request?

Thank you for your assistance.

Very truly yours,

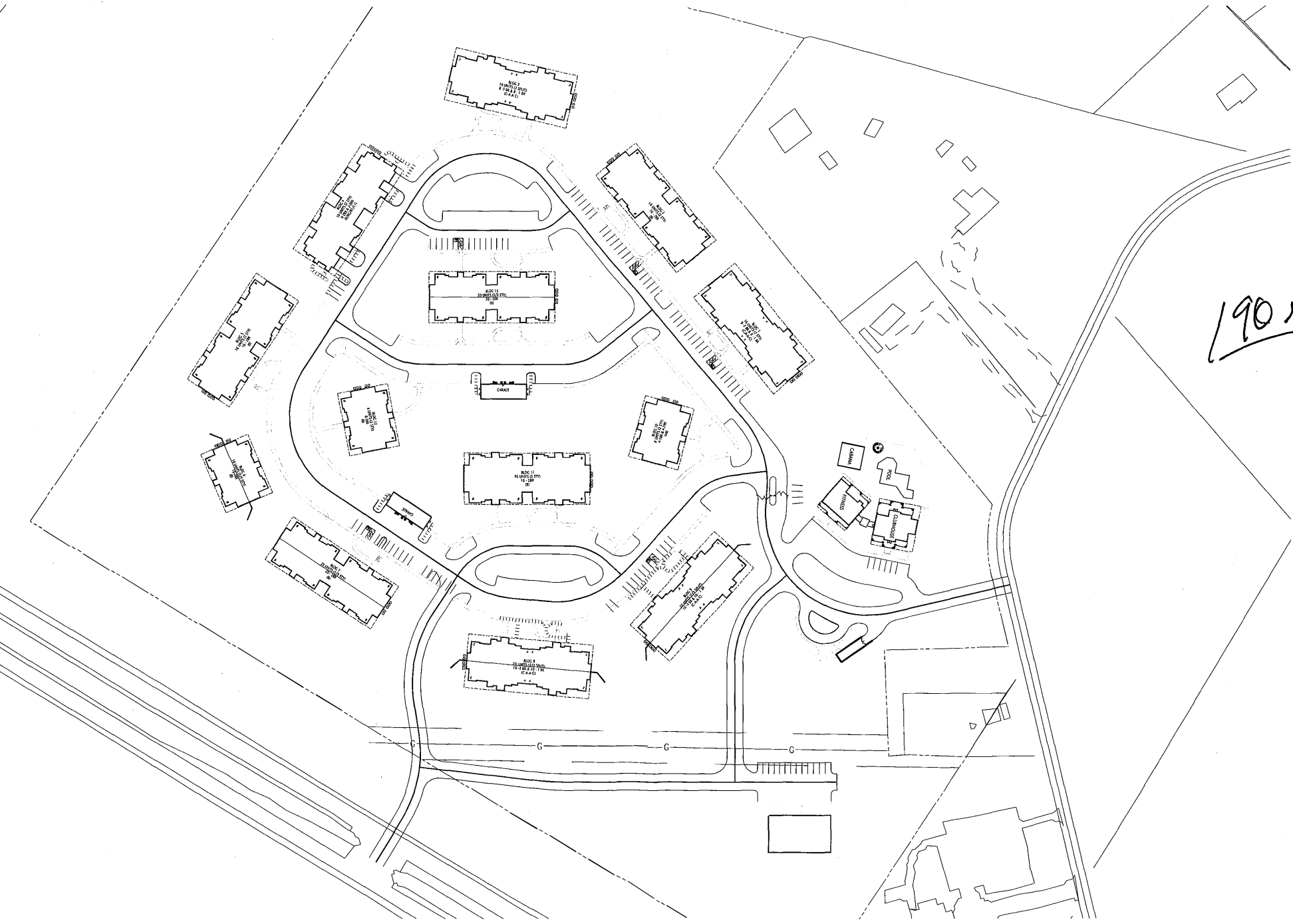


Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb  
Enc.

cc: MPC Commissioners (*via e-mail*)  
Mr. H.E. "Rusty" Bittle (*via e-mail*)



190 units

BLDG 1  
14,000 SQ FT  
100' x 110'

BLDG 2  
14,000 SQ FT  
100' x 110'

BLDG 3  
14,000 SQ FT  
100' x 110'

BLDG 4  
14,000 SQ FT  
100' x 110'

BLDG 5  
14,000 SQ FT  
100' x 110'

BLDG 6  
14,000 SQ FT  
100' x 110'

BLDG 7  
14,000 SQ FT  
100' x 110'

BLDG 8  
14,000 SQ FT  
100' x 110'

BLDG 9  
14,000 SQ FT  
100' x 110'

BLDG 10  
14,000 SQ FT  
100' x 110'

BLDG 11  
14,000 SQ FT  
100' x 110'

BLDG 12  
14,000 SQ FT  
100' x 110'

BLDG 13  
14,000 SQ FT  
100' x 110'

BLDG 14  
14,000 SQ FT  
100' x 110'

BLDG 15  
14,000 SQ FT  
100' x 110'

BLDG 16  
14,000 SQ FT  
100' x 110'

GAZEBO

BLDG 17  
14,000 SQ FT  
100' x 110'

BLDG 18  
14,000 SQ FT  
100' x 110'

BLDG 19  
14,000 SQ FT  
100' x 110'

BLDG 20  
14,000 SQ FT  
100' x 110'

G

G

G

G

H

H

H

H

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

G

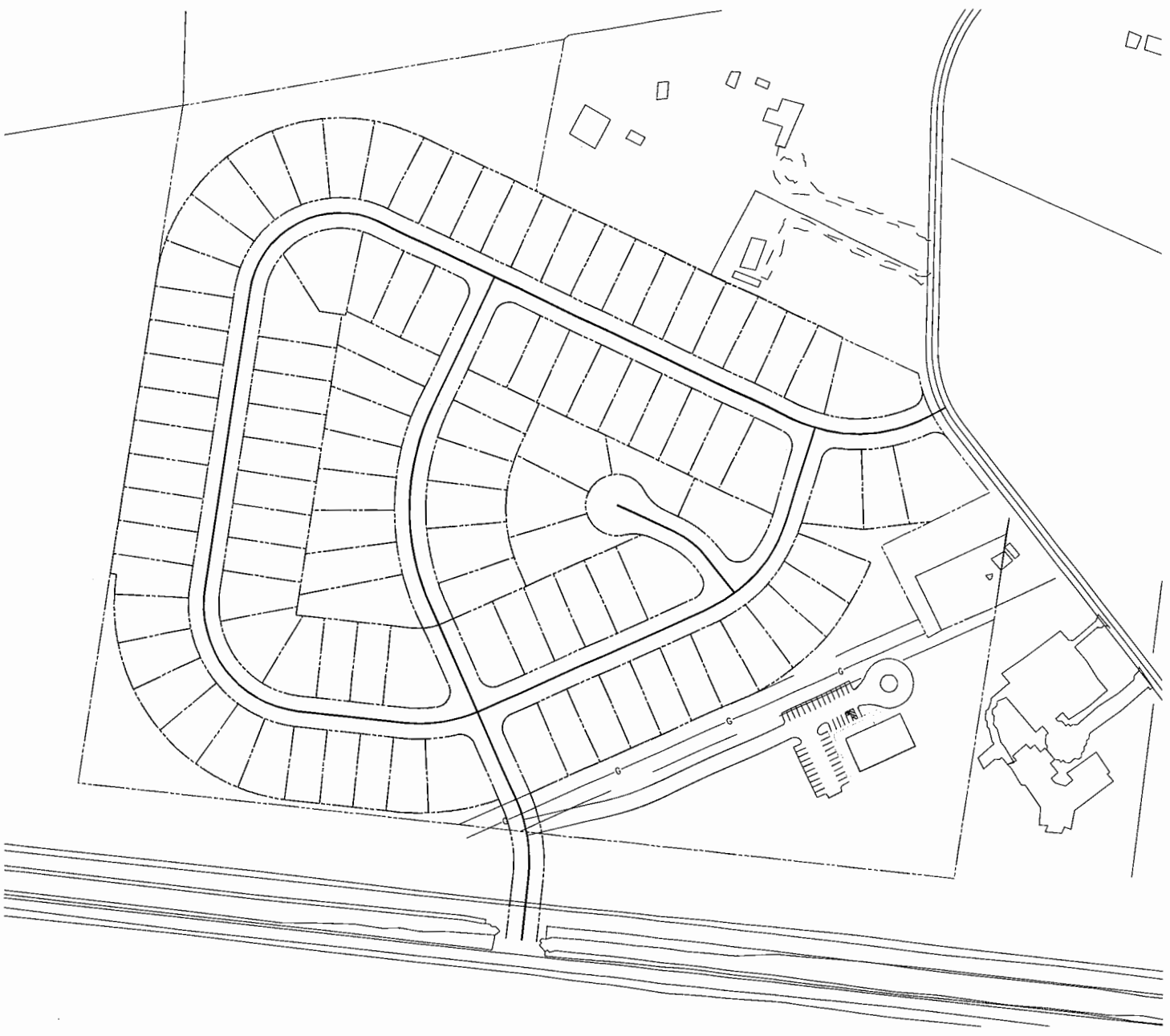
G

G

G

G

G



100 lots



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

---

## [MPC Comment] Agenda Item #55 for Thursday 7/13/2017

1 message

---

**Al Stults** <stultsa@bellsouth.net>

Tue, Jul 11, 2017 at 5:35 PM

Reply-To: stultsa@bellsouth.net

To: commission@knoxmpc.org

Alvin M & Carol P Stults  
2728 Hawk Haven Lane  
Knoxville TN 37931

In Re: File #(7-F-17-SP), (7-J-17-RZ), Agenda item #55

My wife and I are disturbed by the ongoing assault on our Coward Mill area community by irresponsible developers who show careless disregard for the integrity and character of our neighborhood. We moved to our current home on Hawk Haven Lane on June 1, 1994 (23 years ago) and built our dream home in what was then, and so far still is, a low density area. We have invested our life's savings in what Knox County at the time designated to be a low density area. Now, builders who have no interest in the area (except to make "big bucks" and leave the problems to the suckers left behind) are wanting Knox County to renege on the rules and regulations that were in place at the time we purchased our property. There was an offer and an acceptance -- that makes a contract. Knox County has no right to abrogate that contract unless there is so overriding NEED of the community, and just because somebody wants to make some money is not an overriding need of the community. I don't have anything against people making money (I like to do that myself!), but it should not be done at the expense of other people. And that is exactly what this proposed project would do.

The purpose of a planning commission is to think ahead to try to prevent problems instead of sticking the taxpayers with the bill for trying to solve the problems later after the public has been suffering inconveniences.

Now as I understand it, the property in question has frontage on Pellissippi Parkway but because the developer either has not tried or has not been able to obtain permission to have access for the development to Pellissippi, he wants the access to be on Coward Mill Rd. But Coward Mill Road is a narrow, winding, hilly, old country road that was not designed for modern urban traffic. In fact it wasn't "designed" period -- it just kind of "happened" and sometime when Knox County started paving it just kind of got here!!!! So unless the developer or Knox County is ready and willing to spend several million dollars redesigning Coward Mill Road this proposed project is a disaster looking for a time to happen. Does Knox County government want to pick up the bill for a major reworking of Coward Mill Road? Should that be the burden of Knox County taxpayers? Hey, if the developer wants to fork over the money we can start to talk turkey!!!!

Think about this. The developer is proposing 12 units per acre on 33+ acres. That is about 400 units and presumably 2 cars per unit, so about 800 cars-- all accessing the transportation system by way of Coward Mill Road. But there is already a big problem with commuters trying to access Pellissippi Parkway from Coward Mill Road with the existing traffic. The other option is for residents

of the proposed project to try to make a left turn onto Coward Mill Road and go to Reagan Road and then get onto the already overcrowded Hardin Valley Rd (one of the two main accesses to Pellissippi State Community College) Messy-- big time messy!!! Especially since many of the people going down Reagan Road to Hardin Valley are trying to make left turns onto Hardin Valley Rd during heavy commuter traffic.

Those of us who live on Hawk Haven Lane already have problems making a left turn onto Coward Mill Road because there is a dip in the road to our right so we cannot see if there is traffic coming from our right when we are needing to make a left turn onto Coward Mill. Adding another 800 cars to the road without doing some major reconstruction is not just poor planning, or lack of planning -- it is criminal negligence. It is creating a HAZARD -- the opposite of what a planning commission is supposed to do!

In short if this development is to be approved either the developed needs to spend the few million dollars it will take to reconstruct Coward Mill Road or the Knox County Taxpayers need to be nice enough to do that for him. Otherwise you will be imperiling many citizens who need to drive on Coward Mill Road. I think we deserve better, after all we are taxpayers too.

Respectfully,  
Alvin M & Carol P Stults

--

---

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



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

---

## [MPC Comment] Agenda item #55 Thursdays Meeting July 13

1 message

---

**Tammy Womack** <tammy.womack@orthotennessee.com>

Tue, Jul 11, 2017 at 3:54 PM

Reply-To: tammy.womack@orthotennessee.com

To: Commission@knoxmpc.org

**Re: File # 7-F-17-SP, 7-J-17-RZ: Agenda item #55**

### **OPPOSITION TO REZONING PARCEL OF LAND**

Dear Commissioners,

I am a homeowner off Coward Mill road in which the land above is attempting to be rezoned from Industrial to residential. Please to **NOT** approve the change in zoning.

Coward Mill is a very narrow windy road that feeds into Pellissippi Parkway (without a traffic light), or down my road, Reagan to Hardin Valley. The change proposed would cause a large increase in traffic congestion merging onto Pellissippi and Hardin Valley.

The land, which will be developed into multiple housing units per acre, will cause property values to decline. The current homes from Coward Mill to Reagan Road have large parcels of land which make them unusual for the area and is why I have chosen to live here for the past 16 years. The current peacefulness, majestic beauty and lack of traffic congestion is all at risk if you vote to change the zoning on this land!

Thank you for Voting **NO**

Tammy Womack  
2629 Reagan Rd  
Knoxville, TN 37931  
[865-771-7148](tel:865-771-7148)

---

*The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

*he information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply*

--

---

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



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

---

**[MPC Comment] Agenda item 55 7-13 meeting**

1 message

---

**G L Carlson** <g1carlson@att.net>  
Reply-To: g1carlson@att.net  
To: commission@knoxmpc.org

Tue, Jul 11, 2017 at 2:50 PM

Commissioners,

My name is Gerald L Carlson, and I live at 2729 Hawk Haven Lane, Knoxville, 37931.

I am writing about File # 7-F-17-SP, File 7-J-17-RZ, Agenda item #55.

I OPPOSE the rezoning and want to KEEP THE CURRENT BUSINESS PLAN.

This proposal is a stealth attempt to add over 400 housing units in a small space (12 per acre). It is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood, which is already under increased pressure caused by developments on Hardin Valley and schools there.

I OPPOSE the rezoning BECAUSE

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 3-4000 trips per day. Even an extra 1000 trips per day, added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed dailytraffic.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan.

Gerald L Carlson

--

---

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





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

---

## [MPC Comment] New Development Opposition

1 message

---

'Kevin and Sandy Mixer' via Commission <commission@knoxmpc.org>

Tue, Jul 11, 2017 at 12:47 PM

Reply-To: ksmixer@yahoo.com

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

File # 7-F-17-SP  
File # 7-J-17-RZ  
Agenda Item #55

I am:

Kevin Mixer  
10412 Ivy Hollow Dr  
Knoxville, TN 37931

I am very much opposed to creating such a dense new subdivision that's only access is off Coward Mill Road.

The Coward Mill road is VERY narrow and can barely handle light traffic and two cars can barely navigate the road at the same time (if you meet a delivery style truck you have to pull OFF the road to pass without hitting each other).

Exiting the new development onto Coward Mill Road west onto the Pellissippi Parkway is not much better, traffic from Knoxville are cresting a hill (limited visibility) and traveling 55+ MPH so turning right to merge with traffic is NOT easy and dangerous. Turning left onto Pellissippi is putting your life into jepordy (first you normally have to cross on coming Knoxville traffic (55+ MPH) and then wait (one car at a time) until the other lane of traffic from Oak Ridge (also traveling at 55+ MPH) has a break to merge. During the hours of 7:30-9:00 am and 4:00-5:30 pm this will be near impossible without causing major traffic impacts, delays and increased accident potential.

Exiting the new development onto Coward Mill Road east toward Reagan Road or further to a one lane bridge is even LESS of a valid option.

To add such a potentially large increase in traffic (4000+ new vehicle trips per day ) onto Coward Mill Road is ABSURD.

For this development to go forward you need to funnel the traffic toward Hardin Valley Road where you have 4 lanes for traffic and traffic lights to manage the merging of the additional cars. Although the Hardin Valley Road and Pellissippi Parkway intersection can NOT handle any more traffic congestion between 7:30-9:30 am and 4:00-6:30 pm without some MAJOR improvements in the traffic flow.

PLEASE look at these traffic issues and do NOT approve this development request until ALL traffic issues and concerns have been addressed and agreed to be ALL involved parties.

Thanks you.

Kevin Mixer



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

---

**[MPC Comment] Rezoning - Agenda item # 55**

1 message

---

**Kevin Byrd** <kevin@collectiblesofthegame.com>

Tue, Jul 11, 2017 at 12:27 PM

Reply-To: kevin@collectiblesofthegame.com

To: commission@knoxmpc.org

Hello,

I am writing to express my serious concerns about the potential rezoning of roughly 34 acres off of Coward Mill Rd. The file number is (7-F-17-SP), (7-J-17-RZ) Agenda Item # 55. The requested 12 units per acre would create an extremely dangerous situation on Coward Mill. This road is very narrow and is already dangerous when you pass oncoming traffic. There is simply no way that Coward Mill can handle that type of increase in volume. My other concern is property value. This area does not have or need that kind of development and if this passes I feel confident it will have a negative impact on my property value. Please feel free to reach out with any questions or comments.

Best regards,

Kevin Byrd  
10518 Coward Mill Rd  
Knoxville, Tn 37931  
[865-454-0257](tel:865-454-0257)

--

---

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



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

---

## [MPC Comment] Concerned neighbor

1 message

---

**Tarah Sanford** <tarahcsanford@gmail.com>

Wed, Jul 12, 2017 at 9:39 AM

Reply-To: tarahcsanford@gmail.com

To: commission@knoxmpc.org

Cc: Rob Sanford <rmsanfor@gmail.com>

Dear members of the Metropolitan Planning Commission,

My name is Tarah Sanford, and I currently live at 2621 Jessica Taylor Drive in Reagan's Landing subdivision. I am writing in regards to file number (7-F-17-SP), (7-J-17-RZ) Agenda Item number 55. I would like to voice my concern regarding the requested development of approximately 33 acres of land located just off Pellissippi Parkway on Coward Mill Road.

I grew up in the Karns community, and I love the feel of the Karns and Hardin Valley communities. Coming from a family who owns some land in the community, I completely understand that these areas are growing, and land continues to be developed. That's part of growth and unavoidable as members of our community grow older and families are not able to keep the land in the family. However, Coward Mill Road is not the place for this kind of growth and absolutely not the place for 405 residential units. The road is narrow and winding with railroad tracks that are basically one way and a one way bridge. Adding more than 400 residences will make the traffic a nightmare! I work in Oak Ridge and use Coward Mill every day to get to Pellissippi Parkway to drive to Oak Ridge. I also use Coward Mill to travel to Oak Ridge Highway every day to transport my child to and from his child care in Karns.

I strongly believe that this request, if granted, would have a negative impact on the existing residences and neighborhoods located off of Coward Mill. The road would become very dangerous and busy, even impossible. My family chose to live where we did due to the small town feel, easy access to the interstate and the quiet, family oriented neighborhood. Adding 400 homes (in a small area) would change everything for us.

Please consider the negative impact that this request would have on our housing plans, property values, our transportation (particularly for young drivers) and the overall environment change this would have on our community.

Thank you so much,  
Tarah Sanford

--

---

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



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

---

**[MPC Comment] File # 7-F-17-SP, File 7-J-17-RZ, Agenda item #55**

1 message

---

**LBCarlson** <lbcars0n@att.net>

Wed, Jul 12, 2017 at 9:47 AM

Reply-To: lbcars0n@att.net

To: commission@knoxmpc.org

Commissioners,

My name is Lynn Carlson, and I live at 2729 Hawk Haven Lane, Knoxville, 37931. This is a cul-de-sac which exits onto Coward Mill Road.

I am writing about File # 7-F-17-SP, File 7-J-17-RZ, Agenda item #55.

I OPPOSE the rezoning and want to KEEP THE CURRENT BUSINESS PLAN (Technology and Business).

This proposal is an attempt to add over 400 housing units in a small space (12 per acre); these 400+ units as described will enter and exit traffic from a blind curve on Coward Mill Road. Such a development is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood, which is already under increased pressure caused by developments on Hardin Valley and schools there.

I OPPOSE the rezoning BECAUSE

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 3-4000 trips per day. Even an extra 1000 trips per day, added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi Parkway due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road (our only other access to the parkway) are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed daily traffic.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the residential neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan.

Lynn Carlson  
Knoxville, TN  
USA



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

---

## [MPC Comment] Concerned neighbor

---

**Sanford, Rob** <Rob.Sanford@willistowerswatson.com>  
Reply-To: rob.sanford@willistowerswatson.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>  
Cc: "tarahcsanford@gmail.com" <tarahcsanford@gmail.com>

Wed, Jul 12, 2017 at 9:55 AM

Dear members of the Metropolitan Planning Commission,

My name is Rob Sanford, and I currently live at 2621 Jessica Taylor Drive in Reagan's Landing subdivision. I am writing in regards to file number (7-F-17-SP), (7-J-17-RZ) Agenda Item number 55. I would like to voice my concern regarding the requested development of approximately 33 acres of land located just off Pellissippi Parkway on Coward Mill Road.

We love the feel of the Karns and Hardin Valley communities. We understand that these areas are growing, and land continues to be developed. However, Coward Mill Road is not the place for this kind of growth and absolutely not the place for 405 residential units. The road is narrow and winding with railroad tracks that are basically one way and a one way bridge. Adding more than 400 residences will make the traffic a nightmare! My wife works in Oak Ridge and uses Coward Mill every day to get to Pellissippi Parkway to drive to Oak Ridge. We also use Coward Mill every day to transport our child to and from his child care in Karns.

In addition, we use Reagan Road / Coward Mill to run and ride bikes. This increase in traffic will have a direct safety impact for us personally.

I strongly believe that this request, if granted, would have a negative impact on the existing residences and neighborhoods located off of Coward Mill. The road would become very dangerous and busy, even impossible. My family chose to live where we did due to the small town feel, easy access to the interstate and the quiet, family oriented neighborhood. Adding 400 homes (in a small area) would change everything for us.

Please consider the negative impact that this request would have on our housing plans, property values, our transportation (particularly for young drivers) and the overall environment change this would have on our community.

Thanks,

**Rob Sanford**

Broker, Property & Casualty

**Willis Towers Watson**

Willis of Tennessee, 265 Brookview Centre Way, Suite 505 Knoxville, TN 37919

Direct: (865) 583-3734

Fax: (865) 584-6573

[rob.sanford@willistowerswatson.com](mailto:rob.sanford@willistowerswatson.com)

[www.willistowerswatson.com](http://www.willistowerswatson.com)

---

For information pertaining to Willis' email confidentiality and monitoring policy, usage restrictions, or for specific company registration and regulatory status information, please visit [http://www.willis.com/email\\_trailer.aspx](http://www.willis.com/email_trailer.aspx)

We are now able to offer our clients an encrypted email capability for secure communication purposes. If you wish to take advantage of this service or learn more about it, please let me know or contact your Client Advocate for full details.

---

[Quoted text hidden]



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

---

**[MPC Comment] File # 7-F-17-SP, 7-J-17-RZ Agenda Item 56**

1 message

---

nealcald@gmail.com <nealcald@gmail.com>

Wed, Jul 12, 2017 at 12:42 PM

Reply-To: nealcald@gmail.com

To: commission@knoxmpc.org

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

It is very hard even now to get out onto Pellissippi with two very dense subdivisions pouring onto Coward Mill Rd. Additional traffic would be unbearable, Please keep the zoning as is.

Neal and Alice Caldwell, 10428 Coward Mill Rd.

--

---

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