



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

[MPC Comment] File #'s 7-C-17-SP and 7-G-17-R2

1 message

jp46wo554@charter.net <jp46wo554@charter.net>
Reply-To: jp46wo554@charter.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Thu, Jul 13, 2017 at 9:03 AM

Commissioners,

Please accept my sincere apology for not have sent this sooner. I was not aware of the procedures for providing public input for applications (i.e. 3:00 deadline the day before).

Regarding Mr. Jernigans application, please consider a one month postponement. The Knox County Commissioners have scheduled a public meeting regarding road improvements on the 18th of July, 2017. It is in the publics best interest to be allowed to have any pertinent facts and question its elected representatives regarding these matters. Canton Hollow Road may be scheduled for improvement and has a direct bearing on any decision regarding the property in question. Thank you for your consideration.

Sincerely,

James R. Pace
554 Valley Hill Lane
Knoxville, TN. 37922
[609-760-5394](tel:609-760-5394)
jp46wo554@charter.net

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This message was directed to commission@knoxmpc.org



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

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

1 message

caridgejr via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 3:55 PM

Reply-To: caridgejr@aol.com

To: commission@knoxmpc.org

Re: File #: 7-J-17-RZ Agenda Item #: 55
 7-F-17-SP Agenda Date: 7/13/2017

Dear Members of the MPC

The undersigned is one of the original partners of *Pellissippi Partnership* the owner of the subject parcel under contract for sale to H E Bittle III who is authorized to seek rezoning of the parcel.

I respectfully request you consider the following in making your decision on the Application which I feel should be approved notwithstanding the Staffs Recommendation to deny the Application.

We have owned this parcel for **40 years**. We did not seriously object but were concerned when the Technology Corridor was created. It was thought it would attract new business similar to the then successful Technology Triangle in North Carolina and Austin Technology Corridor in Austen Texas. We learned it took a lot more investment than most the private potential buyers could justify and there was no funding for a totally controlled development of the Corridor.

In 40 years we have had about three serious potential developers until Mr. Bittle approached us earlier this year. The first was told they would have to extend utilities to the site and make extreme road improvements without any financial help. They were lured to Loudon County for that very reason.

Another developer explored residential development and was assured it would not happen in the Technology Corridor

A serious approach was made and negotiations led to an option pending the location of the 75 by-pass to West Knoxville. When the Orange Route was announced another delay started pending the exact location of the new interchange but the developer he had waited too long and decided to move on.

One thing is evident, there was not and today there is not the demand anticipated when such a large area was included in the Corridor. We now see unfinished business parks adjoining our parcel. I am not an *Agenda 21* person and have served on a city

planning commission but I know the US Supreme court has found there is a limit to zoning if it constitutes a taking.

There may have been a recent revision to the Sector Plan but as far as we are concerned it does not address what is realistic and obvious, **the 40 year old plan is out of date**. To continue to apply apply it as the Staff is asserting, means **we cannot make any reasonable use of our property** and such constitutes a taking without reasonable compensation.

We have paid taxes and been most patient for all the years. It is time we have to do something unless you approve the request to attempt a reasonable development or buy the property.

Respectively Submitted,
C A Ridge, Jr
caridgejr@aol.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-F-17-SP 7-J-17-RZ H.E. Bittle re-zoning request

1 message

rwolfe425@gmail.com <rwolfe425@gmail.com>
Reply-To: rwolfe425@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 7:38 PM

Commissioners, Please do not change the BPTO zoning on this 33.84 acres.

I own a one acre parcel directly adjacent to this 33 acres and fronts Coward Mill Rd. My property is zoned BPTO. I operate a cutting edge Wildlife Damage Management company known locally as "Varmint Busters".

We've been here about 12 years now. This year is our 28th year in the wildlife business.

All the land along Pellissippi currently zoned BPTO should not be changed. This particular parcel is probably the single best parcel of the BPTO zoned land you have. While housing has developed rapidly in the Hardin Valley area, It would be a huge mistake to take your best BPTO zoned land and convert it to housing. Commissioners, please do not override your staff recommendations.

Randy Wolfe

Wildlife Biologist

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] AGENDA ITEM 55

1 message

Kristen <krsten282@hotmail.com>

Wed, Jul 12, 2017 at 7:23 PM

Reply-To: krsten282@hotmail.com

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

Cc: Kristen <krsten282@hotmail.com>, "aaron.webb07@gmail.com" <aaron.webb07@gmail.com>

To whom it may concern,

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

As current residents at the address below, we are writing to 1) oppose the rezoning and keep the current business plan, 2) stress the danger and problems of 3,000+ cars and trucks on our small and narrow road, 3) the rezoning will negatively change the housing plan in our community, 4) property values will go down.

Thank you,

Kristen and Aaron Webb
2807 Macy Blair Road
Knoxville, TN 37931

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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

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

Wed, Jul 12, 2017 at 8:42 PM

Reply-To: dmaples67@yahoo.com

To: commission@knoxmpc.org

Please deny the land developer's request for rezoning to develop a large parcel (33.84 acres) which is to enter and exit onto Coward Mill Road. Our small, narrow country roads cannot accommodate the additional traffic this rezoning will bring. Twelve units per acre will total 405 units which will create a tremendous increase in traffic, producing a nightmare of noise, stress, and danger to area residents.

We strongly oppose this rezoning.

Eunice and Carl Maples
10345 Clover Ridge Road
Knoxville, TN. 37931

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Oppose rezoning 7-F-17-SP and 7-J-17-RZ

1 message

president rlhoa <rlhoapresident@gmail.com>

Wed, Jul 12, 2017 at 10:44 PM

Reply-To: rlhoapresident@gmail.com

To: commission@knoxmpc.org

On behalf the of residents of Reagan's Landing, I write to strongly oppose the rezoning on Cowards Mill Rd., file numbers 7-F-17-SP and 7-J-17-RZ, agenda item 55 for July 13th.

As president of the Reagan's Landing Homeowners Association, it's my duty to share our neighborhood's strong opposition to this rezoning, on the basis that it will put a major burden on our already narrow roads, to a point of making it dangerous to drive and transport our families in our daily activities. Adding high density housing and its associated traffic will make traveling our roads extremely hazardous.

Please vote no to this rezoning request. It's not that we don't want to see this land developed, it's just not the appropriate place for high density housing, and puts all our families at risk.

Sincerely,
Eric John
President, Reagan's Landing HOA

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Oppose rezoning 7-F-17-SP and 7-J-17-RZ

1 message

ERIC JOHN <ericjohn757@mac.com>

Wed, Jul 12, 2017 at 10:36 PM

Reply-To: ericjohn757@mac.com

To: commission@knoxmpc.org

My name is Eric John, I live at 2801 Macy Blair Rd, Knoxville, TN 37931. I strongly oppose the rezoning request on Cowards Mill Rd, file numbers 7-F-17-SP and 7-J-17-RZ, agenda item 55, before the commission on July 13th.

This rezoning would place serious safety concerns for the entire surrounding residents on roads that are not equipped to handle heavy traffic. Furthermore, the entrance onto Pellissippi from Cowards Mill is already a dangerous entrance, adding significant traffic to the intersection is most assuredly going to increase the amount of accidents and injuries from vehicles entering the road with cars traveling at highway speeds.

I cannot stress enough how much I oppose this rezoning.

Sincerely,
Eric John

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Issue, File # 7-F-17-SP, Agenda Item #55, Thursday July 13, 2017

1 message

'Michelle Baldwin' via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 10:07 PM

Reply-To: just.walk123@yahoo.com

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

Dear MPC Commissioners,

I am writing this email to you to ask for your support in DENYING a rezoning request that comes before the Commission tomorrow.

The property in question is located near the intersection of Pellissippi Parkway and Coward Mill Road.

The rezoning asks for residential at 12 units per acre.

The effects of this rezoning would be devastating to our community.

At this density, that would be approximately 405 units total. Travel engineers estimate that each unit would place an additional 10 trips per day burden, or 4,050 trips per day total on our local roadways. Coward Mill Road, which would be the outlet for the development, is a narrow, twisty country road that cannot possibly support such a load safely. Worse still, the entrance to Pellissippi Parkway from Coward Mill at that location is NOT controlled access, and is already extremely dangerous for traffic entering the Parkway, especially during rush hours. The impact would also adversely affect Reagan Road, which has steep hills and semi-blind driveways. People would no doubt become frustrated by the Coward Mill and Pellissippi Parkway intersection, and speed down Reagan Road as an alternate route. It is already dangerous enough for our children to get on the school bus on Reagan Road in the mornings with current traffic conditions.

In addition, our local Reagan Road and Coward Mill neighborhoods have an established housing plan. A density of 12 units per acre does NOT fit in with our established communities, and would negatively impact property values in the area.

Furthermore, as an ORNL researcher, I see first-hand the positive impact that technology has in East Tennessee. I am a firm supporter of the "Technology Corridor", and I do not believe that we should hand over properties currently in the technology overlay.

I am not opposed to development in general, but this is not the right kind of development for this area. If this type of development is allowed to happen at this location, what is the point of zoning laws at all?

Please support our community in denying this rezoning request.

Sincerely,
Michelle Baldwin
2609 Reagan Road
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org