



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

[MPC Comment] MPC Meeting 6/8 - rezoning request in Choto area

2 messages

Terry Kehne <tkehne@mindspring.com>

Wed, Jun 7, 2017 at 2:30 PM

Reply-To: tkehne@mindspring.com

To: herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, commission@knoxmpc.org, jtocher.mpc@gmail.com

Cc: dkdesmond@aol.com, jalman@charter.net

Dear MPC Commissioners,

I am writing to each commissioner who has provided an email address on the MPC website, as well as the general email address for the MPC. Honestly, in this day and age, I am disappointed that 2/3 of the MPC Commissioners do not provide a direct email address for accessibility.

Although I will be unable to attend the MPC meeting on June 8th due to work responsibilities, I have great concern over two items on your 6/8/17 meeting agenda and would like to express my views on those to you.

I am specifically writing to you concerning two rezoning proposals in the Choto area in District 5 - MPC File # 6-SE-17-C (Childress Property) and MPC Files # 6-A-17-RX and # 6-A-17-SP (Ball Homes). These proposals are requesting new housing density of 4.5 to 5 DU per acre. This is in direct conflict with the Knox County Planning Commission's promise per the revised SW Sector Plan to restrict the development of the Choto Peninsula area to one (1) house per acre. There has been a recent trend of allowing the construction of multiple moderate priced homes unrestricted as to lot size as seen along South Northshore Drive and along Choto Road. This has resulted in significantly increased traffic on a section of Northshore Drive that was not designed to carry that load, and this is a significant safety issue. Traffic between the traffic circle at Choto and Northshore and the traffic circle at Concord and Northshore is extremely heavy, especially during rush hours. and it gets worse with every new home in this area.

When my family relocated to the Channel Point subdivision off of Choto Road in 2004, the low population density and tranquility of the area was the main attraction. This has slowly and steadily deteriorated in the name of "progress" (growth) over my 13 years here. I understand that growth is inevitable and it is unrealistic to expect zero growth. But maintaining the housing density as promised in the SW Sector plan is a reasonable expectation. I am asking that you please honor that commitment of one house per acre when you consider these rezoning requests on June 8th.

I also want to take this opportunity to comment on the lack of representation that our area has on the MPC. Zip codes 37922 and 37923 have over 90,000 residents. Yet no Commissioners on the MPC reside in either of these zip codes. I realize that these positions are by appointment of the mayor, so we have no vehicle to elect representation for us. We are relying on you, the sitting Commissioners to look out for our interests. I ask that you please consider us, the county residents that will feel the most impact, when you consider these zoning requests. Please honor the one home per acre SW Sector Plan commitment.

Thank you for your consideration.

Warmest Regards,

Terry and Laura Kehne, 12247 Channel Point Drive
Knoxville, TN 37922
(865) 675-0018



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

[MPC Comment] FW: MPC Agenda Items 18 & Meeting scheduled June 8, 2017

1 message

Susan Randolph <susanbrandolph@gmail.com>
Reply-To: susanbrandolph@gmail.com
To: commission@knoxmpc.org, john.schoonmaker@knoxcounty.org

Wed, Jun 7, 2017 at 4:17 PM

From: Susan Randolph [mailto:susanbrandolph@gmail.com]
Sent: Wednesday, June 7, 2017 4:12 PM
To: herb@claibornehauling.com; commission@knoxmpc.com; eason.mpc@gmail.com; mgoodwin.mpc@gmail.com; jtocher.mpc@gmail.com
Cc: John.Schoonmaker@knoxcoounty.org; 'John Randolph' <jhrandolph01@gmail.com>
Subject: MPC Agenda Items 18 & Meeting scheduled June 8, 2017

Attn: Herb Anders, Gayle Bustin, Art Clancy, Laura Cole, Mike Crowder, Elizabeth Eason, Mac Goodwin, Rev. Charles Lomax, Jr, Rebecca Longmire, Chris Ooten, Patrick Phillips, Jeffrey Roth, Scott Smith, Charles Thomas, Janice Tocher

Dear Commissioners,

I am writing to request that you deny re-zoning requests for Item 18, Childress Property 19 acres (Northshore Drive/Mont. Cove Blvd.) and Item 35 Ball Homes, LLC 27.3 acres (Northshore Dr/Choto Road at your June 8, 2017 meeting.

I live in Cabot Ridge on Harvey Road just off Northshore drive and have done so for the past 12 years. Northshore traffic has increased in the past three years, since Ball homes started their high density developments, to the point where the road is not safe for travel. Please come and look at the narrow tree lined road where Ball Homes wants to add additional high density neighborhoods – 4.5 to 5 homes per acre!

This development is contrary to the 2015 SW Sector plan that was approved. I ask you – what good is a sector plan if it's not followed?

Not only has Ball Homes built high density developments with no requirements for traffic studies or road improvements, they have also wreaked havoc on the wildlife that used to reside here. Where once there were fields with large, mature trees and woods to provide shelter for the deer, raccoons, skunks, wild turkey and groundhogs, Ball Homes came in and totally leveled the ground, taking everything down to dirt. They have raped and pillaged nature for profit with no thought for the damage they were doing to the ecosystem. Is it necessary to allow them to continue this march through our county with no regard?

Please, I urge you to vote NO to these re-zoning requests.

Sincerely,

Susan Randolph

Susan B. Randolph

susanbrandolph@gmail.com

[865.724.3968](tel:865.724.3968)

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This message was directed to commission@knoxmpc.org