



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

[MPC Comment] Fwd: 7-J-17-SP Sector Plan & 7-F-17-PA One Year Plan Proposed Changes

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
Reply-To: mike.brusseau@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Fri, Jul 14, 2017 at 1:25 PM

----- Forwarded message -----

From: Sam Tate <state@koellamoore.com>

Date: Thu, Jul 13, 2017 at 3:33 PM

Subject: 7-J-17-SP Sector Plan & 7-F-17-PA One Year Plan Proposed Changes

To: Michael Brusseau <michael.brusseau@knoxmpc.org>, Jeff Archer <jeff.archer@knoxmpc.org>

Cc: James Roberson <jroberson@koellamoore.com>, "Steve and Delores Mahan (tootmater@knology.net)" <tootmater@knology.net>

Michael and Jeff,

I represent the property owners of parcels 18 and 18.01, at the corner of Clinton Hwy and Murray Drive, which is the subject of a Sector Plan Amendment and One Year Plan Amendment and wish to voice my opposition to the proposed changes. My opposition is upon the following basis:

1. Thoughtful zoning and planning should take into consideration typical requirements for today's commercial developments. Insufficient depth of commercial zoning limits the development and re-development of commercial corridors, since the design standards of most commercial users requires minimum depth of 250' – 300'. If those users cannot get the depth, they move on to other locations or other communities where they can find it. This leaves us with older buildings or un-used properties, which are undesirable. Therefore, the depth of the commercial portion of Parcel 18 on the One Year Plan should not be less than is shown on the current C-4 zoning for the property. In fact, thoughtful planning would allow greater depth (from 230' to 300') on the Sector Plan and One Year Plan to accommodate a grading plan to deal with topographic changes.
2. MDR should be maintained on the sector plan as a transitional zone between the commercial properties on Clinton Hwy and the lower density residential which is further down Murray Drive. This is a proper use of transitional zoning and should be maintained as such.
3. Most of the commercial zoning on each side of Clinton Highway goes much deeper than it does on Parcel 18 and 18.01. It is unreasonable to think that LDR uses will want to be tucked back into a pocket of commercial zoning. The property immediately to the west of the subject property has commercial zoning which extends 480' in depth from Clinton Hwy. And the property just to the west of that tract has commercial zoning which extends 670' deep from the highway. Planning which projects future LDR uses so close to the highway does not take into account what is needed in terms of quality commercial development along the highway and tries to force a LDR use upon a property for which there is no market.

Thank you for taking these matters into consideration.

Sam Tate, CCIM

Broker

NAI Koella | RM Moore

10101 Sherrill Blvd

Knoxville, TN 37932

[865 777 3035](tel:8657773035) Direct

[865 777 3049](tel:8657773049) Fax

[865 806 6517](tel:8658066517) Cell

state@koellamoore.com

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:(865)215-2500)
Fax: [\(865\) 215-2068](tel:(865)215-2068)
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org



FP M M N FP M M

L P M M P DD

1 message

M M P <knoxmphoa@gmail.com>
Reply-To: knoxmphoa@gmail.com
To: Commission@knoxmpc.org

Thu, Jul 6, 2017 at 8:27 PM

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

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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>
Reply-To: joyce.mcgee@aptim.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Thu, Jul 6, 2017 at 9:39 PM

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

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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

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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

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

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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

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

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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

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

Sun, Jul 9, 2017 at 7:29 PM

Reply-To: catzms@aol.com

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

Cc: catzms@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

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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

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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

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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

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

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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

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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

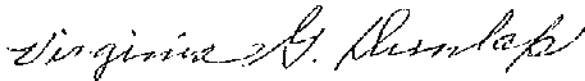
Dear MPC Commissioners:

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:

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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

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

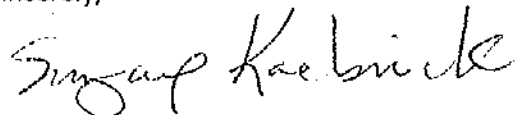
Dear MPC Commissioners:

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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 Kaelnick".

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

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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)

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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

James Dee <jdenviro@hotma.com>

Mon, Jul 10, 2017 at 11:06 PM

Reply-To: jdenviro@hotma.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

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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>
Reply-To: jtill07@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jul 11, 2017 at 10:26 AM

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

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



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Email: ajseymour@fmsllp.com
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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

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,

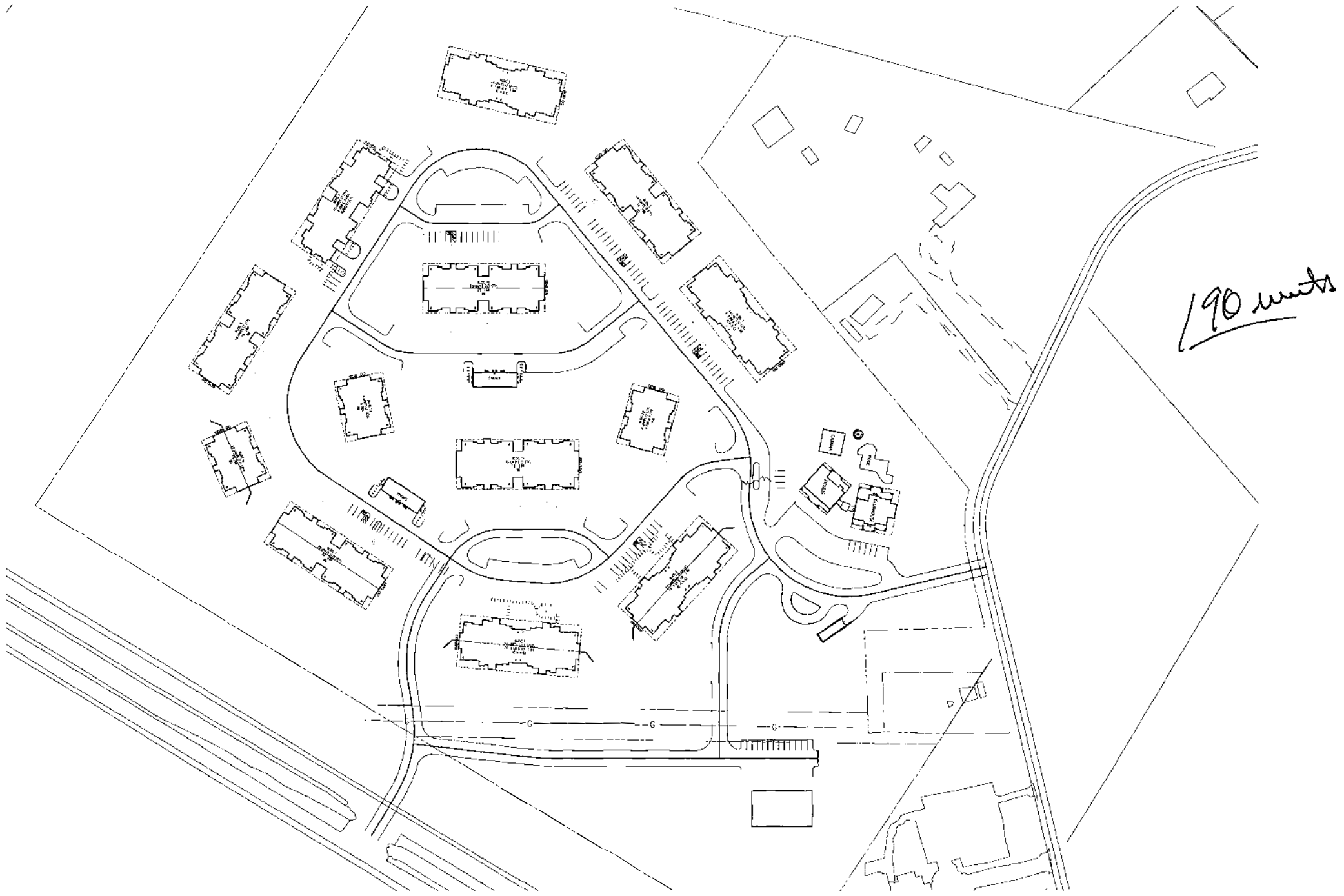


Arthur G. Seymour, Jr.

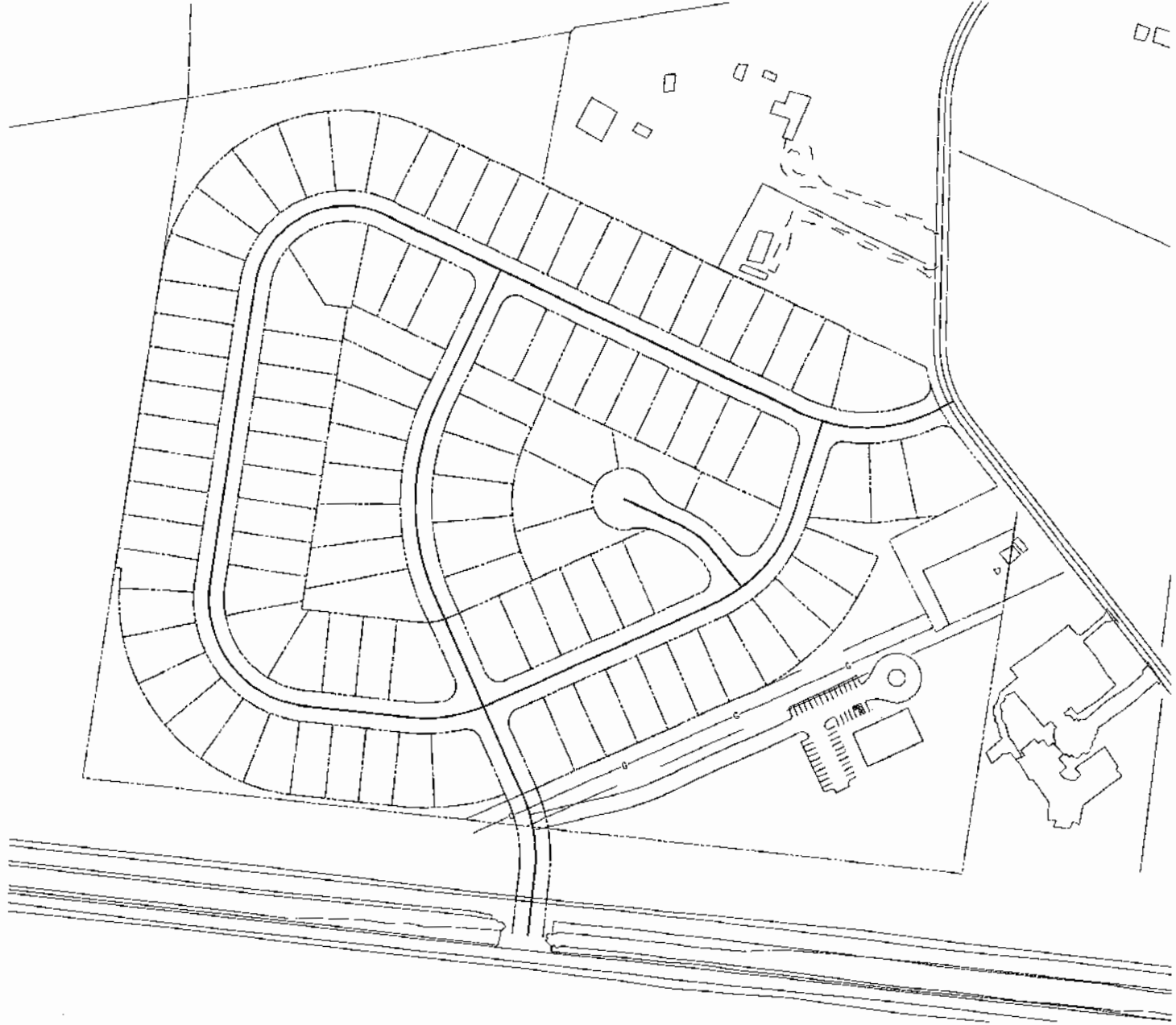
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb
Enc.

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



190 units



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>
Reply-To: stultsa@bellsouth.net
To: commission@knoxmpc.org

Tue, Jul 11, 2017 at 5:35 PM

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



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)

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This message was directed to 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 daily traffic.

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



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



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



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

www.willistowerswatson.com

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[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.

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This message was directed to commission@knoxmpc.org



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

--

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 abut three serious potential developers until Mr. Bittle approached us earlier this year. The fist was told they would have to extend utilities to the site and make extreme road improvements without any financial help. They were lured to Loundon 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 moved on.

One thing is evident , there was not and today there is not the demand anticipated when such a large area was include 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

--

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

--

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

Get [Outlook for iOS](#)

--

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

--

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

--

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

--

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

--

This message was directed to commission@knoxmpc.org

LAW OFFICE OF
BURKHALTER, RAYSON & ASSOCIATES
ATTORNEYS AND COUNSELORS AT LAW
111 S. CENTRAL STREET
P. O. BOX 2777
KNOXVILLE, TENNESSEE 37901
MAIN (865) 524-4974
FAX (865) 524-0172
www.burkhalterrayson.com

DAVID A. BURKHALTER II
e-mail: david@burkhalterrayson.com

D. ALEXANDER BURKHALTER III
e-mail: alex@burkhalterrayson.com

RONALD A. RAYSON
Of Counsel
e-mail: ron@burkhalterrayson.com

July 14, 2017

Via Email Only – commission@knoxmpc.org
Commissioner Jeffrey W. Roth

RE: File No. 7-F-17-(SP) (7-J-17-RZ)
Agenda Item No. 55
Rezoning and Developing 33.84 Acres off Coward Mill Road Knoxville, Tennessee

Dear Mr. Roth:

I am writing to express my strong opposition to the plan to rezone the parcel containing 33.84 acres off of Coward Mill Road, and my request to keep the current zoning for said parcel. Please drive down Coward Mill Road before you vote on this proposal, and you will see that it is a narrow, winding, and dangerous road.

If the proposal is approved, there would be significant and increased traffic on Coward Mill Road, and as a result increased congestion. Further, there have been numerous wrecks on Coward Mill Road, including, numerous wrecks caused by vehicles exiting Coward Mill Road attempting to turn left onto Pellissippi Parkway. Please research this. The proposed development will only increase this problem. Further, such a development would negatively change the housing plan in our community and result in significant loss of value of our property.

We built our house in the subdivision on Hawk Haven Lane due to the rural atmosphere of the location. The proposed development would greatly change and negatively impact all residents, and would increase traffic on Coward Mill Road to a very dangerous level.

We urge you to reject this proposed rezoning. Thank you.

Very truly yours,

Burkhalter, Rayson & Associates, PC



David A. Burkhalter, II

DAB/lms/grl



[MPC Comment] MPC #7-F-17SP & 7-J-17RZ. Agenda Item 55

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

[MPC Comment] RE: Public Meeting - Canton Hollow Rd

1 message

Steve and Andrea Hagood <sahagood@charter.net>
Reply-To: sahagood@charter.net
To: John Schoonmaker <John.Schoonmaker@knoxcounty.org>
Cc: commission@knoxmpc.org

Sat, Jul 15, 2017 at 1:49 PM

John,

Thank you for the information. Andrea and I will not be able to attend this Tuesday night. We have concerns about the three connected roads of Canton Hollow Road, Fox Road, and West Emory Church Road. With the increased development around Turkey Creek and Parkside Drive, these three roads have become a new connector for traffic between Kingston Pike and Westland Drive. There has been a dramatic increase in traffic on these roads that are narrow, poorly maintained, and unsafe.

The Huber Development that was rezoned and currently under construction is creating both public safety problems and significant traffic problems on the south end of these roads. A recently approved subdivision on Canton Hollow Road was allowed to have an entrance where the road has both a steep grade and a very short sight distance on the curvy road.

The proposed rezoning nearby on Canton Hollow Road (proposed 6-8 units per acre) should not be allowed since it will only add to the public safety problems and traffic bottlenecks. As you know, there are two Norfolk Southern railroad crossings on these roads that dramatically increase the safety issues. The existing three roads do not have shoulders, are poorly striped/painted, have numerous blind spots (dips in the road elevation), and many blind curves. These roads were never built or designed for the density of residential or commercial development in the neighborhood.

Drivers who are using these three roads are driving significantly above the speed limit (posted 30 MPH) and are not being held accountable by the Knox County Sheriff's Department who do not monitor for speeders. We have personally called the Knox County Sheriff's Department and requested speed monitoring and to our knowledge we have not seen any improvement. Fox Road, with its many blind hills and driveways, is being driven by most drivers in 45-55 MPH range.

Steve and Andrea Hagood

914 Fox Road

Knoxville, Tennessee 37922



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

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

[MPC Comment] Fwd: Reference #7-F-17SP & 7-J-17RZ. Agenda Item 55

1 message

Home <1010mmason@sbcglobal.net>
Reply-To: 1010mmason@sbcglobal.net
To: commission@knoxmpc.org

Fri, Jun 30, 2017 at 12:21 PM

Sent from my iPhone

Begin forwarded message:

From: Home <1010mmason@sbcglobal.net>
Date: June 30, 2017 at 12:01:55 PM EDT
To: commision@knoxkpc.org
Subject: Reference #7-F-17SP & 7-J-17RZ. Agenda Item 55

Dear Commissioners, I am writing to request that the referenced numbers be rejected. These proposal can not be supported by the existing infrastructure and will cause a catastrophic deterioration of the neighborhood. Please vote no on these items. Thank you for your consideration.

Mark Mason
10355 Laurel Pointe 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] Pellissippi Partnership

1 message

moungermd@comcast.net <moungermd@comcast.net>

Fri, Jun 30, 2017 at 9:53 PM

Reply-To: moungermd@comcast.net

To: commission@knoxmpc.org

Cc: Paul Fain <pkf@assetplanningcorp.com>, defiore@aol.com, "Mounger, Emerson" <moungermd@comcast.net>

I am a partner in the Pellissippi Partnership and I am strongly support the rezoning. We have been holding the property for over 40 years waiting for the rezoning. This was supposed to be a technical corridor after we bought it. Nothing has happened. It is late in life for me. Please vote for rezoning. Emerson Jay Mounger [865 773-7474](tel:8657737474)
moungermd@comcast.net

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference #7-F-17SP & 7-J-17RZ. Agenda Item 55

1 message

Paul Fain <Paul@assetplanningcorp.com>
Reply-To: paul@assetplanningcorp.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Paul Fain <Paul@assetplanningcorp.com>

Fri, Jun 30, 2017 at 4:56 PM

Dear MPC Commissioners:

Thank you for your service to our community. Your task is no small feat but your positive impact is widely experienced by many proud Knoxvilleans including myself.

I am a co-owner in the subject property at Coward Mill Road and the Pellissippi Parkway. I strongly support "Approval" of Mr. Bittle's application to rezone the property to OB.

Development of our property has been held hostage to the technology overlay zone for almost 40 years, originally a "Scientific Production" zone, now a "Business and Technology Park" zone. There is very little technology development along the Pellissippi Parkway, probably less than 1% of construction. However, if Knox County wishes to reserve our property for future technology development, we invite the county to purchase it. On multiple occasions, I have contacted and met with the Development Corporation of Knox County and they have no interest in purchasing our property for their inventory.

Mr. Bittle is seeking a rezoning to "OB" that would permit office or residential development. MPC has already approved 10+ OB zones in the Technology Corridor, why would the Commission withhold this rezoning from our property? In 2017, there is residential development up and down the Corridor. Technology development is not the direction the area is going. Different market forces, supported by end-users, are presenting demand for our property.

As several previous MPC staffers shared with me many years ago, when the Technology Corridor was established in the 1980s, land such as ours should have been purchased for inventory and the road and utility infrastructure should have been developed. Generally, neither occurred and here we are. Nonetheless, with regard to infrastructure, we believe that opposition to Mr. Bittle's rezoning request are over-estimating the scale of development and the traffic impact. Obviously, whether our property is developed for office or residential use the traffic flow will be studied and directed.

Thank you for your consideration. Have a wonderful holiday weekend.

Paul Fain

234 S. Peters Rd., Ste. 102

Knoxville, TN 37922

(865-690-1231)

--

This message was directed to commission@knoxmpc.org

7-J-17-RZ... 7-F-17-SR... cor... Pellissippi Partnership



July 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, appearing to read "C. H. ...".

Partner, Pellissippi Partnership

July 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

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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 "John R. Montgomery".

Partner, Pellissippi Partnership



MEMORANDUM

TO: Pellissippi Partners
FROM: Paul Fain, Managing General Partner
DATE: June 27, 2017
RE: Letters to MPC

Partners:

Mr. Rusty Bittle has requested that we each individually write to the Knoxville-Knox County Metropolitan Planning Commission to request APPROVAL of his application to amend the Sector Plan and the Zoning that overlay our property at Coward Mill Road and the Pellissippi Parkway. As you will recall, these changes are a contingency in the Sales Contract thus we want Mr. Bittle's application to be approved.

Please immediately sign and mail the enclosed letter of support in the addressed and stamped envelope provided for your convenience. If you have any questions please contact me, paul@assetplanningcorp.com or (888) 690-1231. Thank you.

Handwritten signatures and names: Paul, HAROLD DIFTER

July 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:

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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 that reads "Paul Johnson". Below the signature, the text "RFA LLC" is written in a similar cursive style.

Partner, Pellissippi Partnership

July 2017

JUL 5 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

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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, appearing to read "Raymond C. Anderson".

Partner, Pellissippi Partnership

July 2017

JUL 5 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:

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

Sincerely,


David Thomas Upchurch
Partner, Pellissippi Partnership

July 2017

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

JUL 15 2017

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

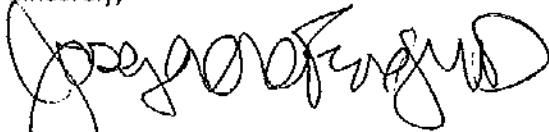
Dear MPC Commissioners:

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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

July 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

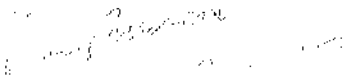
Dear MPC Commissioners:

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

July 2017

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

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Sincerely,

A handwritten signature in black ink, appearing to read "Gary H. Hinkle". The signature is written in a cursive, flowing style.

Partner, Pellissippi Partnership



FP MCM N FP MCM

L P N

1 message

M MP FD <ktbfine@gmail.com>
Reply-To: ktbfine@gmail.com
To: commission@knoxmpc.org

Thu, Jul 6, 2017 at 8:51 AM

Dear Commissioner,

I am very concerned about a rezoning that is agenda item #55 and will be considered on July, 13th. The file # is (7-F-17-SP), (7-J-17-RZ) and considers the rezoning of a parcel of land that is now a Technology and Business zone to an apartment complex. I plead with you to keep the current business plan and not to allow the rezoning. The increased traffic can not be handled by either Coward Mill Rd. or Reagan Rd. Reagan would be the only logical access road to Hardin Valley Rd. and the Pellissippi on ramp. Our roads are extremely narrow with no shoulder anywhere. There are blind hills and at times only one lane. Travel engineers estimate this would increase traffic by 4,050 additional trips on our already narrow and dangerous roads that service small neighborhoods and farms. Please, for the safety of our children and families, do not allow this rezone. Thank you for considering my request. My name is Katie Prothro and I live at 2621 Reagan Rd. and I can be reached at 865-776-5473.

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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

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

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This message was directed to commission@knoxmpc.org