



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

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## [MPC Comment] Opposition to zoning Change 6-A-17-SP & 6-A-17-RZ Agenda #35 at MPC Meeting June 08, 2017

1 message

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'sally hale' via Commission <commission@knoxmpc.org>  
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To: "commission@knoxmpc.org" <commission@knoxmpc.org>  
Cc: mark hale <mhale53028@aol.com>

Thu, Jun 8, 2017 at 9:17 AM

Dear MPC,

I am so sad that I am not able to attend tomorrow's hearing starting at 1:30. Please hear & respect my request.

I am referring to your agenda line item # 35 specifically:

# 6-A-17-SP

and

# 6-A-17 RZ

PLEASE Don't approve this zoning change! I am opposed to these zoning changes keep it rural. I moved to this area from Los Angeles in 1994 and have seen this area grow & change. I am surprised at this recent uncontrolled growth and not for the better. My reason I am opposed to this change from rural to low density....and would love to see density per acre restricted and quality and infrastructure improvements imposed why are as follows:

Concern about many factors all of which do nothing but increase the per acre density of these properties in this area. It no longer does, nor will continue to improve the quality of life and green spaces out in this area. It's getting very crowded here. I know we cannot stop growth out this way but we, YOU!!!! can!!! You can certainly help by limiting the density and quality of space per acre!!!! More enforcement of appropriate green space, Road improvements, sidewalks, police force. Less homes per acre. Why do the developers always get their way. How about those of us that moved here specific for the rural life. There is already too much congestion and NOT ENOUGH infrastructure to support it this lack of control.

Traffic:

The substantial increase in the level of traffic into this area has not and is absolutely not being addressed... the infrastructure out here is by no means adequate!!!!!!

There is no way to improve/widen roads (Northshore & Choto)! What are your plans for the increased traffic? The roundabout is not a solution.

Reflective paint on wet roads is a farce & none existent. Do you guarantee that you can put in 3 dimension reflectors in the road so we can see in dark & wet roads. Or do I have to drive 10MPH or less, when those roads are dark & especially wet conditions...not that I plan to drive at night. but just sayin.

Speeding is a big issue too.

How about the underpass at the railroad to access this area? How many head-ons & road rage incidents and potential life's lost. Not to mention the way traffic is backing up there.

What about pollution control? Any plans?

Please limit the density 1 home per acre out in this region as per the SW Sector Plan you adopted and please maintain the character of this rural region. I am not asking you to stop growth just please LIMIT it by limiting the density and mandating plenty of green space in the developments. how about larger set back lines at Northshore & Choto it. The character of this area is becoming more urban than rural. I don't see that you are benefitting this area with the explosive growth and no infrastructure, drainage issues resources etc., and other improvements!

There is a saying..."you can have anything you want, just want less."

If the zoning changes please at least consider less houses per acre. Not more than 2 to 3 houses per acre, for sure! That is even too many. Please consider this.

I thank you for taking the time to read  
Sally Jean Hale  
Channel Point Subdivision  
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