



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] 2-G-17-UR**

1 message

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**Ford, Geni** <gford@windrock.com>  
Reply-To: gford@windrock.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Mar 6, 2017 at 9:52 AM

Re: File # 2-G-17-UR  
Copper Trace Subdivision  
3/9/17 Agenda Item # 16

As a resident of Bakhom subdivision, I will be impacted by this subdivision concept plan and urge the MPC to **require the 35' peripheral setback** as recommended in Item 12.

If the lots are so small that they need to infringe on the 35' setback, then they need to make the lots bigger. Even though they are technically in compliance with the planned density, over 30% of the property is unusable due to the terrain (steep ravines and sinkholes). Thus, the 130 lots are squeezed onto a smaller area of the property, resulting in an actual density of greater than 3 du/ac. As shown on the map, lots 52-68 on the concept plan are so narrow that even the modest-sized homes in Bakhom subdivision would not fit on them. Any houses built on these narrow lots will have to be very small, which is not in character with the rest of this area. Building these small houses any closer than 35 feet will have a severe detrimental impact on our neighborhood and property values.

Thank you,

Geni Ford  
3920 Valleybrook Drive  
Knoxville, TN 37931

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