



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

[MPC Comment] Agenda Item #16 - Copper Trace - 1020 Properties, LLC

1 message

cdgreenwood via Commission <commission@knoxmpc.org>

Wed, Mar 8, 2017 at 11:57 AM

Reply-To: cdgreenwood@cs.com

To: commission@knoxmpc.org, contact@knoxmpc.org

Good morning,

I am writing in support of sidewalks for this new subdivision in Karns. (Copper Trace - MPC File No. 2-SB-17-C) We already have too many subdivisions in Karns where everyone has to walk in the streets, if they walk at all. It is unsafe for children especially, but affects adults as well, as we get out to walk our dogs or get exercise. Increasingly, I see older men walking because their doctor has recommended it for their heart health, but without sidewalks, it is dangerous.

The value of sidewalks for peoples' safety, health, and quality of life is well-known now and property values are even enhanced by the presence of sidewalks, so it is important to include them with all new development where they are feasible. It is also much more economical to build them with the new development than to try to retrofit them later and the costs can be passed along to the people who will benefit most from them -- the home buyer. Given how rapidly homes are selling in Karns, there should not be a concern about home buyers being willing to absorb the extra cost.

Thank you.

Carolyn Greenwood
3224 Boomerang Lane
Knoxville, TN 37931
(865) 254-5039

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rebecca Longmire

1 message

REBECCA YOUNG <rebecca.young@knoxschools.org>
Reply-To: rebecca.young@knoxschools.org
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Mar 8, 2017 at 9:51 AM

Hi Becky, This is Rebecca Young from Gibbs High School. Thursday the MPC is looking at a development on Copper Ridge Road in Karns. This subdivision will back up to my property line and several other neighbors. Many may be in attendance tomorrow and bringing a petition, but I will be teaching students. The petition is asking for a 35 foot easement along the back property line instead of a 15 foot easement that the property owner has in his plans. Please consider having the plans changed to the 35 foot easement. Thanks so much for your time and help in this matter.

Please note that my email address has changed to rebecca.young@knoxschools.org. Rebecca Young at Gibbs High School

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Meeting / March 9th - agenda item #16 / Copper Trace

2 messages

Phil Ford <philfordrealestate@comcast.net>

Tue, Mar 7, 2017 at 9:21 PM

Reply-To: philfordrealestate@comcast.net

To: herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, ssmith@volrealty.com

Cc: tom.brechko@knoxmpc.org, commission@knoxmpc.org

Commissioner:

A number of homeowners residing in the Bakhom and Copper Ridge subdivisions are asking that the applicant's variance request for a 15 foot peripheral setback around the exterior boundary be declined, and that you uphold the MPC staff recommendation of 35 foot for the Copper Trace concept subdivision plan (agenda item #16, March 9th meeting). In two prior concept plans that were approved for this property in 2007 and 2012, both plans called for the peripheral boundary setback to be 35 foot. As homeowners in adjoining subdivisions, we are trying to maintain our privacy as much as possible, which would also benefit the new homes that will be built in the proposed development.

Attached you will find a petition that's been signed by homeowners from the Bakhom and Copper Ridge subdivisions and others living in close proximity to the property, which is requesting a 35 foot peripheral boundary setback for this applicant's concept subdivision plan.

Should you have questions, I can be contacted at [\(865\) 567-1758](tel:8655671758).

I would appreciate your support on this matter.

Philip Ford

3920 Valleybrook Drive

Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org**Petition - Copper Trace 3.9.17.pdf**

2788K

Tom Brechko <tom.brechko@knoxmpc.org>

Wed, Mar 8, 2017 at 2:55 PM

Reply-To: tom.brechko@knoxmpc.org

To: Phil Ford <philfordrealestate@comcast.net>

Cc: herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, Janice Tocher <jtocher.mpc@gmail.com>, cflomax@hotmail.com, Rebecca Longmire <rebeccalongmire@hotmail.com>, Scott Smith <ssmith@volrealty.com>, Commission <commission@knoxmpc.org>, Danny Kirby <dkirby@5881000.com>

Mr Ford,

The revised concept plan from the applicant that was in the Planning Commission's packet was not requesting a reduction in the 35' peripheral setback. The typical lot layout on the plan showed a 35' peripheral setback. For clarification I had included a condition (#12) that required a revised concept plan be submitted to show the 35' peripheral setback along the boundary of the subdivision. We have received that revision to the plan and it will be included in the changes that go to the Planning Commission tomorrow for the meeting. With that revised plan, staff has also revised the staff report removing condition #12.

If you have any questions feel free to contact me.

Respectfully,

Tom Brechko

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