



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

[MPC Comment] 2-G-17-UR

1 message

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



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

[MPC Comment] Agenda Item #16 - Copper Trace - 1020 Properties, LLC1 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