



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

[MPC Comment] OPPOSE 7-J-17-RZ, 1 1-C-17-SP

1 message

Karen Tuck <tucks4ut@bellsouth.net>

Thu, Nov 9, 2017 at 8:00 AM

Reply-To: tucks4ut@bellsouth.net

To: commission@knoxmpc.org

Metropolitan Planning Commissioners,

I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017 Meeting Agenda Item #29 (7-J-17-RZ)(1 1-C-17-SP). While I am not opposed to this property being developed, the current request of allowing up to 5 units per acre is not a suitable project for the narrow roads that lead to this property.

Furthermore, without a suitable entrance to Pellissippi Parkway, the traffic will put an unsafe strain on all of the surrounding roads leading to adjacent neighborhoods that were never intended and cannot currently support that amount of traffic.

As a member of this community, I call upon the MPC to deny this request. Please do not put our families' safety at risk by allowing this project to move forward as planned.

Sincerely,
Scott Tuck

2745 Macy Blair Rd

Knoxville, TN 37931

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #29 for Thur 1 1/9/17

1 message

Al Stults <stultsa@bellsouth.net>

Wed, Nov 8, 2017 at 4:28 PM

Reply-To: stultsa@bellsouth.net

To: commission@knoxmpc.org

In Re: Agenda Item #29, File # 11-C-17-SP and 7-J-17-RZ

From: Alvin M. & Carol P. Stults, [2728 Hawk Haven Lane, Knoxville, TN 37931](#)

Dear Fellow Citizens who serve on the MPC,

Once again I write to you concerning this proposal to change the zoning of this approximately 33 acre parcel of property from

its current intended use for science and technology to residential. First, since there are no problems with the current zoning of

this property there is no compelling reason to make such a change. Second, there is no benefit to the community as a whole to

changing the zoning and no detriment to the community as a whole in leaving the property's zoning as it currently is. And, third,

making this change in the zoning of this property is detrimental to those of us who invested our fortunes in building homes in this

area in good faith believing that unless there was some major problem that required change the Energy Corridor zoning would

remain in place.

As we and our neighbors have mentioned before traffic is already bad on little old country Coward Mill Rd and getting worse

all the time due to people who don't even live in the area already using the road. Nearby Byington Solway Rd (which is also a

narrow, curvy, hilly, country road with no shoulders) which connects Coward Mill Rd to Oak Ridge Highway is heavily trafficked even

though there is only ONE residence on the entire road and no businesses. Increasing traffic on Coward Mill and Reagan Roads

is senseless and dangerous. At present when we drive down Hawk Haven Lane to make a left turn onto Coward Mill Rd we stop

and count to five slowly to see if there is an oncoming vehicle hidden in the dip to our right even in low traffic periods.

This is a quality of life issue for those of us who have invested the biggest portion of our life's savings in our homes in this area, but

it is more than that -- it is a safety issue. Coward Mill and Reagan Roads were simply not designed to handle the traffic that would

result from this proposed development on Coward Mill Rd.

In short, there is no valid reason to change the zoning of this property and a very important reason not to do so.

Respectfully,

Alvin M. & Carol P. Stults

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Request for Coward Mill Property

1 message

'Eunice Maples' via Commission <commission@knoxmpc.org>

Wed, Nov 8, 2017 at 7:02 PM

Reply-To: dmaples67@yahoo.com

To: commission@knoxmpc.org

Metropolitan Planning Commissioners,

I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017 Meeting Agenda Item #29 (7-J-17-RZ)(11-C-17-SP). While I am not opposed to this property being developed, the current request of allowing up to 5 units per acre is not a suitable project for the narrow roads that lead to this property. Furthermore, without a suitable entrance to Pellissippi Parkway, the traffic will put an unsafe strain on all of the surrounding roads leading to adjacent neighborhoods that were never intended and cannot currently support that amount of traffic.

As a member of this community, I call upon the MPC to deny this request. Please do not put our families' safety at risk by allowing this project to move forward as planned.

Sincerely,
Carl and Eunice 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 7-J-17-RZ, 1 1-C-17-SP

1 message

Jonathan Cayce <jonathan.cayce@gmail.com>

Wed, Nov 8, 2017 at 7:45 PM

Reply-To: jonathan.cayce@gmail.com

To: commission@knoxmpc.org

Metropolitan Planning Commissioners,

I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017 Meeting Agenda Item #29 (7-J-17-RZ)(11-C-17-SP). The current request of allowing up to 5 units per acre is not a suitable project for the narrow roads that lead to this property. The added traffic from the development at the proposed density significantly decreases the safety of my community and adversely effect traffic flow in the immediate area. Currently the entrance to the Pellissippi Parkway from Coward Mill Road places a significant burden on the roadways and creates safety issues for cars turning onto and off the Parkway. This example demonstrates the need for infrastructure improvements in the area. Adding a development at 5 units per acre will only exacerbate unsafe roadway conditions.

I also want to make you aware that the developer specifically asked the county commission during his appeal if he could return to ask for a high density development if Cherahala Blvd is extended to Cowards Mill Road. To me this indicates, the developer only cares about maximizing his profits without regard to what is best for the community. As a resident, I have been fighting this issue for several months. Each appeal appears to only have the bare minimum or complete disregard to MPC and Knox County Commission recommendations. I am afraid that this developer will keep maneuvering until he can achieve his original goal of a high density development. I want to be clear that I am not against development of the property; however, I believe any development should be done correctly without adversely effecting the community's safety and each development should positively impact the community. In its current form, the proposed development only benefits the developer and the land owners and not the community.

As a member of this community, I call upon the MPC to deny this request. Please do not put our families' safety at risk by allowing this project to move forward as planned.

Sincerely,

Jonathan and Elizabeth Cayce
10412 Merida Drive
Knoxville TN 37931

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda #29. File #7-J-17-RZ and 1 1-C-17-SP

Kathryn Woodall <woodallstn@gmail.com>
Reply-To: woodallstn@gmail.com
To: commission@knoxmpc.org

Thu, Nov 9, 2017 at 6:53 AM

Knox County MPC Commissioners
RE: Agenda item #29. File #7-J-17-RZ and 11-C-17-SP
November 8, 2017

Dear MPC Commissioner:

Thank you for your service to our community.

As a lifelong resident of Knoxville, homeowner and business owner, I am writing to ask that you approve returning the property on Coward Mill to its original zoning that would allow residential development. The development proposed is in line with the surrounding areas.

Thirty-five years ago the property was forced into the Scientific Production zoning of the Technology Corridor which is now BP, Business and Technology Park. This property has been available to the TO/BP zoning for 35 years, with and without traffic concerns, and has generated virtually no BP prospect activity. We have essentially been "held hostage" by the BP zoning.

The Tennessee Technology Corridor Development Authority voted unanimously to APPROVE the rezoning request. Additionally, within the Technology Overlay zone, there have been successful developments resulting from rezoning from BP to CA, OB, PC and PR. Please allow this property to be rezoned back to its original intent, Planned Residential. The proposed buyer has agreed to provide a Right-of-Way across the property to extend Cherahala Boulevard.

Please approve this reasonable and long overdue zoning correction.

Sincerely,

Kathryn C. Woodall

[Quoted text hidden]



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

[MPC Comment] OPPOSE 7-J-17-RZ, 1 1-C-17-SP

1 message

CS <sterie13@hotmail.com>

Thu, Nov 9, 2017 at 8:12 AM

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 Agenda Item #29 (7-J-17-RZ)(11-C-17-SP). Per the request for this area to have access roads to Coward Mill Rd., and the estimate from engineers that with all proposed lots developed, that would equal over 1,680 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; and to the best of my knowledge, no plans have been created for the developer to install an access point solely off Pellissippi Parkway (162N). 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. My desire is not to stop growth and progress in this area, however, I do expect the appropriate level of safety and infrastructure to be put in place before this substantial growth is allowed to move forward.

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.

In closing, I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017 Meeting Agenda Item #29 (7-J-17-RZ)(11-C-17-SP). While I am not opposed to this property being developed, the current request of allowing up to 5 units per acre is not a suitable project for the narrow roads that lead to this property. Furthermore, without a suitable entrance to Pellissippi Parkway, the traffic will put an unsafe strain on all of the surrounding roads leading to adjacent neighborhoods that were never intended and cannot currently support that amount of traffic.

As a member of this community, I call upon the MPC to deny this request. Please do not put our families' safety at risk by allowing this project to move forward as planned.

Thank you for your time and consideration,

Chris Sterie

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] T ODAY'S MEETING!

1 message

'Tammy Hall' via Commission <commission@knoxmpc.org>
Reply-To: tammyjhall2629@yahoo.com
To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>

Thu, Nov 9, 2017 at 8:46 AM

RE: file #11-C-17-SP, 7-J-17-RZ, Agenda Item #29

Good Morning Commissioners,

Please vote No today for the Coward Mill road development off Hardin Valley/Pellissippi which will allow 5 units per acre on Coward Mill Rd. The last meeting I attended, I recalled the commissioners delaying any housing development until AFTER the road was improved for safety concerns and congestion that this area cannot handle.

Please, You have heard from us homeowners! Don't destroy our peaceful housing community, Allow fewer homes after the road improvements.

Thank you

Tammy Womack
2629 Reagan Rd
Knoxville, TN 37931
865-771-7148

--

This message was directed to commission@knoxmpc.org