



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

[MPC Comment] MPC files: 7-J-17-RZ and 1 1-C-17-SP

1 message

baseballrus1@comcast.net <baseballrus1@comcast.net>

Mon, Nov 6, 2017 at 11:35 AM

Reply-To: baseballrus1@comcast.net

To: commission@knoxmpc.org

To All Commissioners:

A review of the Certified Letter we received in late August from the MPC reveals the reasons for denial of the above mentioned. Nothing has changed since then, so we are befuddled as to the reasoning for the appeals. In the MPC's own comments in the denial letter, you state the numerous reasons for a valid appeal. We are at a loss as to which of these reasons have been met, and why this "kicking the can down the road" continues.

Knox County Commissioners sent it back to you. Why is this happening? WHAT HAS CHANGED? Unless we are missing something, we see no valid reason for an appeal since you denied it previously.

We continue to oppose this as residents of the area, unless the road infrastructure is resolved first. The Coward Mill Road intersection with Pellissippi Parkway must be resolved before any further action is taken. Knox County must stop putting "the cart before the horse" when it comes to new development - of any kind. Roads must be able to accommodate traffic. As of now, the Coward Mill intersection with Pellissippi cannot accommodate those of us who presently live here.

Therefore, please deny this newest (and same) grounds for appeal.

Thank you,

Bill & Lorraine Ballou
[10427 Laurel Pointe Lane](#)
[Knoxville, TN 37931](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1 1-C-17-SP and 7-J-17-RZ, agenda item #29, for the November 9th meeting

1 message

HARRIS, JAMES M <jh8457@att.com>

Mon, Nov 6, 2017 at 12:25 PM

Reply-To: jh8457@att.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "ALLISON HARRIS (allison.harris@knoxschools.org)" <allison.harris@knoxschools.org>, "knoxmphoa@gmail.com" <knoxmphoa@gmail.com>

Commissioners,

As I once again write you, I am reminded about the vitally important and all too often thankless job you perform for our great community. I want to thank you for your tireless efforts to maintain and improve our communities by your thoughtful consideration of all aspects, both positive and negative, of the plans for future growth that are presented to you.

Specifically I am writing to you today to voice a concern about a very specific project. 11-C-17-SP and 7-J-17-RZ, agenda item #29, for the November 9th meeting.

A Mr. Bile is a planning to buy 34 acres and a building on property located off of Coward Mill Rd., near the existing propane storage area. We believe the plan NOW, as it seems to have changed, is to build houses on the acreage, possibly up to 5 per acre. We still aren't completely sure what his intentions are, because they haven't been made available to us. My family's biggest concern for this project moving forward is the traffic that will be on Coward Mill and then onto Pellissippi Parkway. Coward Mill Road is an extremely narrow, curvy road with limited sight lines. It is so narrow that it has rumble strips in the CENTER of the road, not just the shoulders like most roads. In fact, it is the only road that I have ever come into contact with that has rumble strips in the middle.

Commissioners, please don't take my word for it. Travel north on Pellissippi Parkway toward Oak Ridge, and exit on to Coward Mill Road (just past the Hardin Valley exit). Just exiting on to Coward Mill is a challenge because there is no off ramp. If you choose not to break traffic laws by driving a long distance in the shoulder, then you must all but come to a stop in order to safely make the exit. Imagine slowing to under 10 MPH, to exit, with no off ramp, while on Pellissippi! That alone is daunting! Once you successfully exit and you are on Coward Mill, it is immediately noticeable how narrow the road is. As you travel east toward Reagan Road, it only gets more challenging, up and down hills, while in the middle of curves. The sight lines are very limited. All the while your car is long you know that you have drifted over the center lane by way of the rumble strip. As you correct, the shoulder rumble strip lets you know that you have run out of room on the shoulder as well. Then it happens. You meet a car traveling the other direction, who is "enjoying" similar driving conditions. Both of you try to stay out of the middle, and out of the ditch as you pass each other. You simply can't help but grip the steering wheel tighter. It is a nervous bit of road, to say the least! Now imagine up to 170 MORE houses built on this short piece of road with potentially 1500 extra car trips daily, with no plans to widen/improve Coward Mill Road. Granted some of the traffic will go east toward Reagan Road and on to Hardin Valley Road that way. Commissioners, as you are personally investing in the area for yourselves, please continue your drive toward Reagan Road, and then onto it as well. Reagan road isn't any better. Very narrow, hilly and frankly overburdened by the 3 subdivisions located off of it.

Commissioners, I am not on the board of our HOA for Magnolia Pointe, I'm not an elected official of any kind. I am simply a homeowner with a family. It is my opinion that this proposed project, if allowed to go forward, will negatively impact the safety of my neighbors and family by increased traffic and congestion on a little country road that was never intended to see this kind of use. If you choose to allow the request listed above to go forward, then please, at the very least make the approval conditional on the completion of improvements to Coward Mill Road and the off ramp from Pellissippi onto Coward Mill. Those improvements must come FIRST, or as you and I both know, they simply won't come at all.

Very respectfully, and

Sincerely

jim

James and Allison Harris

10356 Laurel Pointe Lane

Knoxville, TN 37931

865-522-4401

Cell 865-765-1468



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

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

1 message

Paul Fain <Paul@assetplanningcorp.com>
Reply-To: paul@assetplanningcorp.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Paul Fain <Paul@assetplanningcorp.com>

Mon, Nov 6, 2017 at 2:59 PM

Dear MPC Commissioners:

Good afternoon.

On behalf of my co-owners of the 34-acre parcel at Coward Mill Road and the Pellissippi Parkway, we are writing you again to ask you to APPROVE the rezoning request and sector plan amendment being requested by H. E. Bittle, III.

1. The Tennessee Technology Corridor Development Authority voted unanimously to APPROVE the rezoning request.
2. In their September 25th meeting, Knox County Commission and Mr . Bittle agreed to shift his rezoning request to a lower density zoning, Planned Residential (PR).
3. If the property is rezoned and purchased by Mr . Bittle, he has agreed to provide a Right-Of-Way across the subject property to extend Cherahala Boulevard.
4. In and around the Technology Overlay zone, The Development Corporation of Knox County has numerous unsold lots to support the Business and Technology Park (BP) zone -- dozens of improved acres with roads, utilities, etc. There are 6-7 such available sites, with approximately 65 acres, within a ½ mile of our property .
5. Whether our property is sold and developed in BP or PR, there will be increased traffic to the road infrastructure .
6. This property has been available to the T O/BP zoning for 35 years, with and without traffic concerns, and has generated virtually no BP prospect activity .
7. Within the Technology Overlay zone, there have been successful developments resulting from rezoning to CA, OB, PC, and PR from BP.

When our group purchased this property in 1976, it was zoned for Planned Residential use with up to 12 units per acre. Thirty-Five (35) years since it was rezoned into the Technology Corridor, if Knox County plans to continue to inventory our property for the BP zone, please purchase it.

Respectfully, thank you for your service to our community. Please APPROVE this rezoning request.

Paul Fain 865-690-1231



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

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

1 message

Judy Cox <jbc724@comcast.net>
Reply-To: jbc724@comcast.net
To: Commission@knoxmpc.org

Wed, Nov 8, 2017 at 10:51 AM

724 Kempton Rd.
Knoxville, TN 37909

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 by being a member of the Metropolitan Planning Commission. Your diligence and hard work is appreciated by the citizens of Knox County including me.

As a lifelong Knoxville resident I grew up in South Knoxville and have lived the past 43 years in West Hills. When my late husband, David, and I along with other partners purchased the property in question more than 40 years ago it was zoned Planned Residential. I ask you to approve returning this property to its original zoning that would allow residential development.

Thirty-five years ago our 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 a zoning more like the original zoning of 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,

Judy B. Cox



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

[MPC Comment] Agenda Item #29,

1 message

Ben and Katie Prothro <ktbfine@gmail.com>

Tue, Nov 7, 2017 at 8:42 PM

Reply-To: ktbfine@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

My family and I are very concerned about a rezoning appeal that is agenda item #29 and will be considered on Nov. 9 at 1:30. The file # is (11-C-17-SP), (7-J-17-RZ) and considers the rezoning of a parcel of land that is now a Technology and Business zone to an apartment complex. I plead with you to keep the current business plan and not to allow the rezoning. The increased traffic can not be handled by either Coward Mill Rd. or Reagan Rd. These roads would be the only access road to Hardin Valley Rd. and the Pellissippi Pkwy. on ramp as there is no ramp at Coward Mill. Our roads are extremely narrow with no shoulder anywhere. Not only is there no shoulder, at many points there is a complete drop off the road. There are blind hills and at times only one lane. Travel engineers estimate this complex would increase traffic by 1,680 additional trips on our already narrow and dangerous roads that service small neighborhoods and farms. Through traffic is already a dangerous problem for the residents and will only get worse if the traffic from an apartment complex is added to our roads. Please, for the safety of our children and families, do not allow this rezone! Contrary to what the developer might think, this is not about our desire to inhibit progress and it is not about our desire to keep a large complex out of our sight (although I'd be lying if I didn't admit we'd all like to keep our community small.) This is about the safety of our roads. I am enclosing some pictures to show you just a few of the blind hills and turns on Coward Mill and Reagan. If you are out this way, drive through and see our particular situation and how increased traffic could endanger our families. Thank you for considering my request. My name is Katie Prothro and I live at 2621 Reagan Rd. and I can be reached at 865-776-5473. I cannot be at the meeting due to my responsibilities to my children so please consider this letter in my place.

Sincerely,

Katie Prothro

Please note that the first 2 pictures are approximately where the entrance to the complex would be on Coward Mill. The third picture shows the zero visibility that the residents of Hawk Haven have as they leave their neighborhood. The 4th, 5th and 6th pictures were taken as you approach the Reagan's Landing entrance (pictured on the left) on Reagan Rd. Due to a hill, there is very short visibility as you pull out of the neighborhood onto Reagan. Not pictured is the entrance of Hardin Fields on Reagan Rd. Due to lack of visibility, the residents have to ease out into Reagan Rd. to see if cars are coming down the hill (most are speeding) before turning out of the subdivision.



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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Coward Mill Road Rezoning

1 message

nealcald@gmail.com <nealcald@gmail.com>

Wed, Nov 8, 2017 at 12:06 PM

Reply-To: nealcald@gmail.com

To: commission@knoxmpc.org

Cc: Neal Caldwell <nealcald@gmail.com>

Re: 11--C-17-SP; 7-J-17-RZ Agenda item #29

Yet AGAIN, we must stand in opposition as the situation at Coward Mill Road is already terrible and will remain so until Cherahala Rd is in place. Any further large development will make it unacceptably worse. Please make this clear to the petitioner. Thank you for your patient ongoing consideration.

Neal Caldwell [10428 Coward Mill Rd. 37931](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 1 1-C-17-SP (7-J-17-RZ) Agenda item # 29

1 message

LBCarlson <lbcars0n@att.net>

Tue, Nov 7, 2017 at 8:50 PM

Reply-To: lbcars0n@att.net

To: commission@knoxmpc.org

I am writing about File # 11-C-17-SP (7-J-17-RZ) Agenda item # 29

My name is Lynn Carlson, and I live at [2729 Hawk Haven Lane, Knoxville, 37931](#). I live in the neighborhood affected by this item.

I OPPOSE this agenda item. Please LISTEN TO THE LOCAL COMMUNITY and DO NOT ALLOW THIS.

Despite the Commission zoning change to 5 units per acre, this remains an overload for the current infrastructure. It is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood with congestion; the neighborhood is already under increased pressure caused by developments on Hardin Valley and Reagan Road, and schools on Hardin Valley.

I OPPOSE the rezoning BECAUSE

Changing an original, properly rejected plan from 12 to 5 units per acre does not completely address the problems created by this additional density!

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 2000 trips per day. Even an extra 1000 trips per day, added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed daily traffic. At peak travel times, traffic from Caris and from the Veteran's Center already cause problems.

Reagan Landing and Magnolia Pointe have also already overloaded Coward Mill. An additional development will create hazardous conditions on Coward Mill Road.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

Major upgrades to Coward Mill and Reagan Road will be mandatory if this plan is approved. Making them wider/four-lane would be a very expensive proposition, and perhaps impossible.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan. A reasonable plan, consistent with the neighborhood, would not generate so much opposition.

Lynn Carlson

Lynn Carlson
Knoxville, TN
USA



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

[MPC Comment] FILE #s (1 1-C-17-SP), (7-J-17-RZ), Agenda Item #29 - Thursday
11/9/17

1 message

Jessica Arnold <jessicabarnold@gmail.com>
Reply-To: jessicabarnold@gmail.com
To: commission@knoxmpc.org

Tue, Nov 7, 2017 at 8:49 PM

Knox County Commissioners,

Knox County needs to correct the hazardous traffic problem at Coward Mill Rd and Pellissippi Pkwy with the Cherahala Blvd connector before allowing the development of this project. Putting the development in before the infrastructure is putting death and danger on our roads. The additional 1680 vehicle trips per day on Coward Mill and Reagan Rd would add to an already existing hazardous traffic situation on these two narrow country roads, as well as increase the bottlenecks at Coward Mill and Pellissippi, and at Reagan and Hardin Valley Rd. Besides the hazardous traffic impact on our roads if this is approved, 5 units per acre on the development will negatively change the housing plan in our community. Our property values will decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE #s (11-C-17-SP), (7-J-17-RZ), Agenda Item #29

Jessica Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #s (1 1-C-17-SP), (7-J-17-RZ), Agenda Item #29

1 message

fjcruizer via Commission <commission@knoxmpc.org>

Tue, Nov 7, 2017 at 8:53 PM

Reply-To: fjcruizer@yahoo.com

To: commission@knoxmpc.org

Knox County Commissioners,

Knox County needs to correct the hazardous traffic problem at Coward Mill Rd and Pellissippi Pkwy with the Cherahala Blvd connector before allowing the development of this project. Putting the development in before the infrastructure is putting death and danger on our roads. The additional 1680 vehicle trips per day on Coward Mill and Reagan Rd would add to an already existing hazardous traffic situation on these two narrow country roads, as well as increase the bottlenecks at Coward Mill and Pellissippi, and at Reagan and Hardin Valley Rd. Besides the hazardous traffic impact on our roads if this is approved, 5 units per acre on the development will negatively change the housing plan in our community. Our property values will decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE #s (11-C-17-SP), (7-J-17-RZ), Agenda Item #29

Matt Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931
Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 1 1-C-17-SP, 7-J-17-RZ, Agenda Item 29

1 message

G L Carlson <g1carlson@att.net>

Tue, Nov 7, 2017 at 12:16 PM

Reply-To: g1carlson@att.net

To: commission@knoxmpc.org

Commissioners,

My name is Gerald L Carlson, and I live at [2729 Hawk Haven Lane, Knoxville, 37931](#).

I am writing about File File 11-C-17-SP, 7-J-17-RZ, Agenda Item 29

I OPPOSE this agenda item. Please LISTEN TO THE LOCAL COMMUNITY and DO NOT ALLOW THIS.

Despite the Commission zoning change to 5 units per acre, this remains an overload for the current structures. It is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood, which is already under increased pressure caused by developments on Hardin Valley and schools there.

I OPPOSE the rezoning BECAUSE

Changing from 12 to 5 units per acre does not address the problems created by this additional density!

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 2000 trips per day. Even an extra 1000 trips per day , added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed daily traffic.

Reagan Landing and Magnolia Pointe have already overloaded Coward Mill. An additional development will create hazardous conditions on Coward Mill Road.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan. A reasonable plan, consistent with the neighborhood, would not generate so much opposition.

Gerald L Carlson

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Coward Mill Road Apartments

1 message

bub613 via Commission <commission@knoxmpc.org>

Tue, Nov 7, 2017 at 4:46 PM

Reply-To: bub613@aol.com

To: commission@knoxmpc.org

Sent from AOL Mobile Mail

On Tuesday, November 7, 2017, bub613 <bub613@aol.com> wrote:

Please read this email from September! My position has not changed.

Thank you,

Bernadette Baker

[2642 Wild Fern Lane](#) Knoxville TN 37931

Sent from AOL Mobile Mail

On Sunday, September 17, 2017, Bernadette Baker <bub613@aol.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: bub613@aol.com

Date: September 16, 2017 at 6:24:46 PM EDT

To: commission@knox.org

Subject: Coward Mill Road Apartments

To All Commissioners,

My husband and I have been homeowners in Hardin Fields SD off of Coward Mill and Reagan Road for 15 years.

We are opposed to the rezoning on Coward Mill for the proposed apartments. Coward Mill is already a very curvy and dangerous road with the existing traffic from the current neighborhoods. There isn't a need for more apartments, with all the housing development that's currently taking place off the south west end of Hardin Valley Road.

The noise and traffic would be detrimental to our home values. The additional traffic in the area is from the Fed-Ex facility is already causing dangerous conditions.

There is no way that Coward Mill can support over 3,300 vehicles a day!

Please do not approve the developers appeal!

Thank you,

Bernadette Baker

[2642 Wild Fern Lane](#)

[Knoxville, TN 37931](#)

File # (7-J-17-RZ) (7-F17-SP) agenda item # 72

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

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

1 message

ERIC JOHN <ericjohn757@mac.com>

Tue, Nov 7, 2017 at 9:11 PM

Reply-To: ericjohn757@mac.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)(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,

Eric and Yvi John

[2801 Macy Blair Rd](#)

[Knoxville, TN 37931](#)

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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

KR <karl34@gmail.com>
Reply-To: karl34@gmail.com
To: commission@knoxmpc.org

Wed, Nov 8, 2017 at 11:41 AM

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,

Karl O. Reinbolt

10418 Ivy Hollow Dr, Knoxville, TN 37931

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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

Kevin Addis <kaddis@aladdnet.com>

Wed, Nov 8, 2017 at 8:38 AM

Reply-To: kaddis@aladdnet.com

To: "commission@knoxmpc.org" <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,

Kevin Addis
Property owner
10200 Ivy Hollow
Knoxville, TN 37931
407-758-7714

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning 1 1-09-2017Meeting Agenda Item #29 (7-J-17-RZ)(1 1-C-17-SP).

1 message

kris besola <kbesola@gmail.com>
Reply-To: kbesola@gmail.com
To: commission@knoxmpc.org

Wed, Nov 8, 2017 at 11:48 AM

Metropolitan Planning Commissioners,

I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017Meeting 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,
(Your name and address)

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Saving Coward Mill with grace. FILE #(1 1-C-17-SP), (7- J-17-RZ)
AGENDA ITEM # 29.

1 message

'M L' via Commission <commission@knoxmpc.org>
Reply-To: catnzms@aol.com
To: commission@knoxmpc.org
Cc: catnzms@aol.com

Tue, Nov 7, 2017 at 1:23 PM

Subject: FILE #(11-C-17-SP), (7- J-17-RZ) AGENDA ITEM # 29.

Please be informed that I am strongly opposed to the rezoning request
at Coward Mill and Pellissippi Parkway. November 9, 2017

Dear Metropolitan Planning Commissioners:

5:30 this morning I awoke to the sound of a siren somewhere on Pellissippi Parkway and I think about all the traffic revving up to speed, both toward Oak Ridge and toward Knoxville, that will face the delays of yet another accident.

I would like to add to my previous letter, (included below), my concern of the “planned chaos” looming with the rezoning and resulting addition of traffic on Coward Mill.

The noticeably increased explosion of residential traffic on Hardin Valley, added to by the fed ex trucks with their demanding schedules, and confusion created by vehicles vying for access to gas stations & then the madness of re-accessing Hardin Valley for points north and south, further inclines drivers to gravitate to any kind of “shortcut” to avoid this squeeze – Coward Mill is feeling the results!

With its blinding dips, dangerous curves, and absence of a road shoulder, the risks intensify. This increased traffic also brings out the daredevils as well, trying to make up time, cut the corners, endangering lives in resulting accidents. As a semi-retiree, and in consideration for my own safety, I try to avoid rush hour as much as possible, however, even then and with double yellow lines, I have been PASSED on Coward Mill.

A bottleneck is further wreaked w/ potential catastrophe as "U" turns at the Coward Mill/Pellissippi crossover (northbounders turning around to head southbound for access to westbound Hardin Valley)
indicate to me the immediate need for a remedy which certainly is not more traffic!

The number of accidents on Coward Mill itself just since i relocated here 2 years ago is evident, (I have witnessed 2 and just over the past week it looks like another altercation by marks in the road.) An estranged bumper lying peculiarly at the edge of the curve is yet more evidence of another accident swept quietly away.

I have made investments. I have made some good and some bad some iffy. Surely the investors in the subject zone area are willing to hold out for the “good return” related to the Technology Corridor. We have a fresh, new Administration that is clearly making strides in getting our economy off the fence and making commitments toward growth in which we will all benefit.

In the meantime, please consider new residents coming to this area. Their hopes held high, new culture, new traditions, new home. Is it fair to subject them to an unplanned-for, residential sector where traffic is already a nightmare at best and where they would be further contributing to the existing dangerous conditions themselves?

My above comments and observations are not intended to discourage creative ideas. We have a beautiful area that is bordering on being totally unsafe. We are trying to reasonably protect the safety of our residents.

Thank you again,

Marilynn L. Carroll
2711 Hawk Haven Lane
Knoxville, TN 37931

XXXXXXXXXXXXXXXXXXXX

(previously sent:)

Subject: File # (7-F-17-SP), (7-J-17-RZ) AGENDA ITEM #55
MPC Meeting Thursday, July 13, 2017 1:30pm

Please be informed that I am strongly opposed to the rezoning request at Coward Mill and Pellissippi .

Forty years ago I moved to Knoxville after accepting a job in the DOE industry. I am now retired but greatly appreciate the value that technology has in the future of our region. As we all clearly understand the Technology Corridor was established to expand on the magnificent resources we have in technology. One of the goals with this expansion was to bring some of our nation's most highly skilled workers to this area. Understandably, those people will require homes & easy access to their jobs. However it was never the intent that the Technology Corridor would become an avenue of residential developments. One thing is certain, if this area is rezoned, there will be no basis for denying similar requests along the Corridor. This is not what was originally intended nor what nor what forward thinking community leaders should support.

Additionally, it is beyond me how anyone could not consider the risk to personal safety that

egress and ingress to a residential development in this area would create. It is obvious to all that this area is already considered hazardous as evidenced by the traffic control that the sheriff's department provides in support of Faith Baptist Church.

As a resident of this area, I have observed drivers avoiding congestion by and rerouting via Coward Mill. Often this is by making a "U" turn at the Coward Mill cross over. Coward Mill Road is winding, with minimal visibility; with no exit or entry lane for Pellissippi northbound traffic.

Coward Mill needs a reduction in traffic, not a plan for increase.

Thank you,

Marilynn L. Carroll
2711 Hawk Haven Lane
Knoxville, TN 37931

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL F. WILKINS
RICHARD E. GRAVES



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JASON T. MURPHY

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

November 8, 2017

Via E-mail

MPC Commissioners
Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item No. 29 – H.E. Bittle, III/Knox County Commission

Dear Commissioners:

The above request was remanded to the Metropolitan Planning Commission by the Knox County Commission for consideration of a Sector Plan Amendment to Low Density Residential with zoning at Planned Residential.

The present zoning is BP with Technology Overlay.

For many years, the owners of this property have been attempting unsuccessfully to sell it for use as a business park. The Tennessee Technology Corridor Development Authority, which has oversight over the area, has recommended Residential. I am enclosing herewith a Certificate of Appropriateness for the rezoning.

At the Knox County Commission meeting at which time this matter was referred back to MPC, there was extensive discussion of road work in the area. Dwight Van de Vate, Director of Knox County Engineering spoke about the proposed plans for an extension of Cherahala Blvd. through this property. Mr. Bittle has agreed to dedicate right-of-way for that road which should expedite its construction.

The request should be granted. Two of the three bodies that have looked at this matter are of the opinion that residential is appropriate because of the non-demand for privately owned business park property.

MPC Commissioners

In re: Agenda Item No. 29 – H.E. Bittle, III/Knox County Commission

November 8, 2017

2 | Page

The Industrial Development Board of Knox County has vacant property in the area which it makes available to new industries at a non-market price.

We would urge you to amend the sector plan and the zoning as requested by the Knox County Commission.

If you have any questions, please call the undersigned or Mr. Bittle at (865) 202-0136.

Thank you for your consideration.

Very truly yours,



Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb

Enclosure

S:\WDOX\CLIENTS\7567\0000001\CORRESPOND\01635197.DOCX



CERTIFICATE OF APPROPRIATENESS FOR A REZONING

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

On August 7, 2017, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to H.E. Bittle III, hereinafter referred to as the Applicant, on its application filed on June 5, 2017 with Application No. 7-B-17-TOR, this Certificate of Appropriateness for the following described property, Tax ID 103 09102. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Rezoning. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire two years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that two year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.


Approved a Certificate of Appropriateness for rezoning to PR (Planned Residential)

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

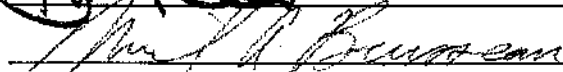
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair



Attested to by





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

[MPC Comment] MPC files: 7-J-17-RZ and 1 1-C-17-SP

1 message

baseballrus1@comcast.net <baseballrus1@comcast.net>

Mon, Nov 6, 2017 at 11:35 AM

Reply-To: baseballrus1@comcast.net

To: commission@knoxmpc.org

To All Commissioners:

A review of the Certified Letter we received in late August from the MPC reveals the reasons for denial of the above mentioned. Nothing has changed since then, so we are befuddled as to the reasoning for the appeals. In the MPC's own comments in the denial letter, you state the numerous reasons for a valid appeal. We are at a loss as to which of these reasons have been met, and why this "kicking the can down the road" continues.

Knox County Commissioners sent it back to you. Why is this happening? WHAT HAS CHANGED? Unless we are missing something, we see no valid reason for an appeal since you denied it previously.

We continue to oppose this as residents of the area, unless the road infrastructure is resolved first. The Coward Mill Road intersection with Pellissippi Parkway must be resolved before any further action is taken. Knox County must stop putting "the cart before the horse" when it comes to new development - of any kind. Roads must be able to accommodate traffic. As of now, the Coward Mill intersection with Pellissippi cannot accommodate those of us who presently live here.

Therefore, please deny this newest (and same) grounds for appeal.

Thank you,

Bill & Lorraine Ballou
[10427 Laurel Pointe Lane](#)
[Knoxville, TN 37931](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1 1-C-17-SP and 7-J-17-RZ, agenda item #29, for the November 9th meeting

1 message

HARRIS, JAMES M <jh8457@att.com>

Mon, Nov 6, 2017 at 12:25 PM

Reply-To: jh8457@att.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "ALLISON HARRIS (allison.harris@knoxschools.org)" <allison.harris@knoxschools.org>, "knoxmphoa@gmail.com" <knoxmphoa@gmail.com>

Commissioners,

As I once again write you, I am reminded about the vitally important and all too often thankless job you perform for our great community. I want to thank you for your tireless efforts to maintain and improve our communities by your thoughtful consideration of all aspects, both positive and negative, of the plans for future growth that are presented to you.

Specifically I am writing to you today to voice a concern about a very specific project. 11-C-17-SP and 7-J-17-RZ, agenda item #29, for the November 9th meeting.

A Mr. Bile is a planning to buy 34 acres and a building on property located off of Coward Mill Rd., near the existing propane storage area. We believe the plan NOW, as it seems to have changed, is to build houses on the acreage, possibly up to 5 per acre. We all aren't completely sure what his intentions are, because they haven't been made available to us. My family's biggest concern for this project moving forward is the traffic that will be on Coward Mill and then onto Pellissippi Parkway. Coward Mill Road is an extremely narrow, curvy road with limited sight lines. It is so narrow that it has rumble strips in the CENTER of the road, not just the shoulders like most roads. In fact, it is the only road that I have ever come into contact with that has rumble strips in the middle.

Commissioners, please don't take my word for it. Travel north on Pellissippi Parkway toward Oak Ridge, and exit on to Coward Mill Road (just past the Hardin Valley exit). Just exiting on to Coward Mill is a challenge because there is no off ramp. If you choose not to break traffic laws by driving a long distance in the shoulder, then you must all but come to a stop in order to safely make the exit. Imagine slowing to under 10 MPH, to exit, with no off ramp, while on Pellissippi! That alone is daunting! Once you successfully exit and you are on Coward Mill, it is immediately noticeable how narrow the road is. As you travel east toward Reagan Road, it only gets more challenging, up and down hills, while in the middle of curves. The sight lines are very limited. All the while your car is long you know that you have drifted over the center lane by way of the rumble strip. As you correct, the shoulder rumble strip lets you know that you have run out of room on the shoulder as well. Then it happens. You meet a car traveling the other direction, who is "enjoying" similar driving conditions. Both of you try to stay out of the middle, and out of the ditch as you pass each other. You simply can't help but grip the steering wheel tighter. It is a nervous bit of road, to say the least! Now imagine up to 170 MORE houses built on this short piece of road with potentially 1500 extra cars trips daily, with no plans to widen/improve Coward Mill Road. Granted some of the traffic will go east toward Reagan Road and on to Hardin Valley Road that way. Commissioners, as you are personally investing in the area for yourselves, please continue your drive toward Reagan Road, and then onto it as well. Reagan road isn't any better. Very narrow, hilly and frankly over burdened by the 3 subdivisions located off of it.

Commissioners, I am not on the board of our HOA for Magnolia Pointe, I'm not an elected official of any kind. I am simply a homeowner with a family. It is my opinion that this proposed project, if allowed to go forward, will negatively impact the safety of my neighbors and family by increased traffic and congestion on a little country road that was never intended to see this kind of use. If you choose to allow the request listed above to go forward, then please, at the very least make the approval conditional on the completion of improvements to Coward Mill Road and the off ramp from Pellissippi onto Coward Mill. Those improvements must come FIRST, or as you and I both know, they simply won't come at all.

Very respectfully, and

Sincerely

jim

James and Allison Harris

10356 Laurel Pointe Lane

Knoxville, TN 37931

865-522-4401

Cell 865-765-1468



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

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

1 message

Paul Fain <Paul@assetplanningcorp.com>
Reply-To: paul@assetplanningcorp.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Paul Fain <Paul@assetplanningcorp.com>

Mon, Nov 6, 2017 at 2:59 PM

Dear MPC Commissioners:

Good afternoon.

On behalf of my co-owners of the 34-acre parcel at Coward Mill Road and the Pellissippi Parkway, we are writing you again to ask you to APPROVE the rezoning request and sector plan amendment being requested by H. E. Bittle, III.

1. The Tennessee Technology Corridor Development Authority voted unanimously to APPROVE the rezoning request.
2. In their September 25th meeting, Knox County Commission and Mr . Bittle agreed to shift his rezoning request to a lower density zoning, Planned Residential (PR).
3. If the property is rezoned and purchased by Mr . Bittle, he has agreed to provide a Right-Of-Way across the subject property to extend Cherahala Boulevard.
4. In and around the Technology Overlay zone, The Development Corporation of Knox County has numerous unsold lots to support the Business and Technology Park (BP) zone -- dozens of improved acres with roads, utilities, etc. There are 6-7 such available sites, with approximately 65 acres, within a ½ mile of our property .
5. Whether our property is sold and developed in BP or PR, there will be increased traffic to the road infrastructure .
6. This property has been available to the T O/BP zoning for 35 years, with and without traffic concerns, and has generated virtually no BP prospect activity .
7. Within the Technology Overlay zone, there have been successful developments resulting from rezoning to CA, OB, PC, and PR from BP.

When our group purchased this property in 1976, it was zoned for Planned Residential use with up to 12 units per acre. Thirty-Five (35) years since it was rezoned into the Technology Corridor, if Knox County plans to continue to inventory our property for the BP zone, please purchase it.

Respectfully, thank you for your service to our community. Please APPROVE this rezoning request.

Paul Fain 865-690-1231



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

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

1 message

Judy Cox <jbc724@comcast.net>
Reply-To: jbc724@comcast.net
To: Commission@knoxmpc.org

Wed, Nov 8, 2017 at 10:51 AM

724 Kempton Rd.
Knoxville, TN 37909

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 by being a member of the Metropolitan Planning Commission. Your diligence and hard work is appreciated by the citizens of Knox County including me.

As a lifelong Knoxville resident I grew up in South Knoxville and have lived the past 43 years in West Hills. When my late husband, David, and I along with other partners purchased the property in question more than 40 years ago it was zoned Planned Residential. I ask you to approve returning this property to its original zoning that would allow residential development.

Thirty-five years ago our 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 a zoning more like the original zoning of 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,

Judy B. Cox



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

[MPC Comment] Agenda Item #29,

1 message

Ben and Katie Prothro <ktbfine@gmail.com>

Tue, Nov 7, 2017 at 8:42 PM

Reply-To: ktbfine@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

My family and I are very concerned about a rezoning appeal that is agenda item #29 and will be considered on Nov. 9 at 1:30. The file # is (11-C-17-SP), (7-J-17-RZ) and considers the rezoning of a parcel of land that is now a Technology and Business zone to an apartment complex. I plead with you to keep the current business plan and not to allow the rezoning. The increased traffic can not be handled by either Coward Mill Rd. or Reagan Rd. These roads would be the only access road to Hardin Valley Rd. and the Pellissippi Pkwy. on ramp as there is no ramp at Coward Mill. Our roads are extremely narrow with no shoulder anywhere. Not only is there no shoulder, at many points there is a complete drop off the road. There are blind hills and at times only one lane. Travel engineers estimate this complex would increase traffic by 1,680 additional trips on our already narrow and dangerous roads that service small neighborhoods and farms. Through traffic is already a dangerous problem for the residents and will only get worse if the traffic from an apartment complex is added to our roads. Please, for the safety of our children and families, do not allow this rezone! Contrary to what the developer might think, this is not about our desire to inhibit progress and it is not about our desire to keep a large complex out of our sight (although I'd be lying if I didn't admit we'd all like to keep our community small.) This is about the safety of our roads. I am enclosing some pictures to show you just a few of the blind hills and turns on Coward Mill and Reagan. If you are out this way, drive through and see our particular situation and how increased traffic could endanger our families. Thank you for considering my request. My name is Katie Prothro and I live at 2621 Reagan Rd. and I can be reached at 865-776-5473. I cannot be at the meeting due to my responsibilities to my children so please consider this letter in my place.

Sincerely,

Katie Prothro

Please note that the first 2 pictures are approximately where the entrance to the complex would be on Coward Mill. The third picture shows the zero visibility that the residents of Hawk Haven have as they leave their neighborhood. The 4th, 5th and 6th pictures were taken as you approach the Reagan's Landing entrance (pictured on the left) on Reagan Rd. Due to a hill, there is very short visibility as you pull out of the neighborhood onto Reagan. Not pictured is the entrance of Hardin Fields on Reagan Rd. Due to lack of visibility, the residents have to ease out into Reagan Rd. to see if cars are coming down the hill (most are speeding) before turning out of the subdivision.



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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Coward Mill Road Rezoning

1 message

nealcald@gmail.com <nealcald@gmail.com>

Wed, Nov 8, 2017 at 12:06 PM

Reply-To: nealcald@gmail.com

To: commission@knoxmpc.org

Cc: Neal Caldwell <nealcald@gmail.com>

Re: 11--C-17-SP; 7-J-17-RZ Agenda item #29

Yet AGAIN, we must stand in opposition as the situation at Coward Mill Road is already terrible and will remain so until Cherahala Rd is in place. Any further large development will make it unacceptably worse. Please make this clear to the petitioner. Thank you for your patient ongoing consideration.

Neal Caldwell [10428 Coward Mill Rd. 37931](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 1 1-C-17-SP (7-J-17-RZ) Agenda item # 29

1 message

LBCarlson <lbcars0n@att.net>

Tue, Nov 7, 2017 at 8:50 PM

Reply-To: lbcars0n@att.net

To: commission@knoxmpc.org

I am writing about File # 11-C-17-SP (7-J-17-RZ) Agenda item # 29

My name is Lynn Carlson, and I live at [2729 Hawk Haven Lane, Knoxville, 37931](#). I live in the neighborhood affected by this item.

I OPPOSE this agenda item. Please LISTEN TO THE LOCAL COMMUNITY and DO NOT ALLOW THIS.

Despite the Commission zoning change to 5 units per acre, this remains an overload for the current infrastructure. It is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood with congestion; the neighborhood is already under increased pressure caused by developments on Hardin Valley and Reagan Road, and schools on Hardin Valley.

I OPPOSE the rezoning BECAUSE

Changing an original, properly rejected plan from 12 to 5 units per acre does not completely address the problems created by this additional density!

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 2000 trips per day. Even an extra 1000 trips per day, added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed daily traffic. At peak travel times, traffic from Caris and from the Veteran's Center already cause problems.

Reagan Landing and Magnolia Pointe have also already overloaded Coward Mill. An additional development will create hazardous conditions on Coward Mill Road.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

Major upgrades to Coward Mill and Reagan Road will be mandatory if this plan is approved. Making them wider/four-lane would be a very expensive proposition, and perhaps impossible.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan. A reasonable plan, consistent with the neighborhood, would not generate so much opposition.

Lynn Carlson

Lynn Carlson
Knoxville, TN
USA



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

[MPC Comment] FILE #s (1 1-C-17-SP), (7-J-17-RZ), Agenda Item #29 - Thursday
11/9/17

1 message

Jessica Arnold <jessicabarnold@gmail.com>
Reply-To: jessicabarnold@gmail.com
To: commission@knoxmpc.org

Tue, Nov 7, 2017 at 8:49 PM

Knox County Commissioners,

Knox County needs to correct the hazardous traffic problem at Coward Mill Rd and Pellissippi Pkwy with the Cherahala Blvd connector before allowing the development of this project. Putting the development in before the infrastructure is putting death and danger on our roads. The additional 1680 vehicle trips per day on Coward Mill and Reagan Rd would add to an already existing hazardous traffic situation on these two narrow country roads, as well as increase the bottlenecks at Coward Mill and Pellissippi, and at Reagan and Hardin Valley Rd. Besides the hazardous traffic impact on our roads if this is approved, 5 units per acre on the development will negatively change the housing plan in our community. Our property values will decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE #s (11-C-17-SP), (7-J-17-RZ), Agenda Item #29

Jessica Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #s (1 1-C-17-SP), (7-J-17-RZ), Agenda Item #29

1 message

fjcruizer via Commission <commission@knoxmpc.org>

Tue, Nov 7, 2017 at 8:53 PM

Reply-To: fjcruizer@yahoo.com

To: commission@knoxmpc.org

Knox County Commissioners,

Knox County needs to correct the hazardous traffic problem at Coward Mill Rd and Pellissippi Pkwy with the Cherahala Blvd connector before allowing the development of this project. Putting the development in before the infrastructure is putting death and danger on our roads. The additional 1680 vehicle trips per day on Coward Mill and Reagan Rd would add to an already existing hazardous traffic situation on these two narrow country roads, as well as increase the bottlenecks at Coward Mill and Pellissippi, and at Reagan and Hardin Valley Rd. Besides the hazardous traffic impact on our roads if this is approved, 5 units per acre on the development will negatively change the housing plan in our community. Our property values will decrease. And, we are also concerned with the additional families over-crowding the nearby schools.

Thank you for considering my concerns.

FILE #s (11-C-17-SP), (7-J-17-RZ), Agenda Item #29

Matt Arnold
2704 Hawk Haven Ln
Knoxville, TN 37931
Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 1 1-C-17-SP, 7-J-17-RZ, Agenda Item 29

1 message

G L Carlson <g1carlson@att.net>

Tue, Nov 7, 2017 at 12:16 PM

Reply-To: g1carlson@att.net

To: commission@knoxmpc.org

Commissioners,

My name is Gerald L Carlson, and I live at [2729 Hawk Haven Lane, Knoxville, 37931](#).

I am writing about File File 11-C-17-SP, 7-J-17-RZ, Agenda Item 29

I OPPOSE this agenda item. Please LISTEN TO THE LOCAL COMMUNITY and DO NOT ALLOW THIS.

Despite the Commission zoning change to 5 units per acre, this remains an overload for the current structures. It is completely inappropriate for the nature and character of the neighborhood, as previous attempts of similar nature have been. It will overwhelm the neighborhood, which is already under increased pressure caused by developments on Hardin Valley and schools there.

I OPPOSE the rezoning BECAUSE

Changing from 12 to 5 units per acre does not address the problems created by this additional density!

Coward Mill Road is a small, narrow country road, with many blind curves and hills, and is INADEQUATE to handle the additional estimated 2000 trips per day. Even an extra 1000 trips per day , added to the present load, will make the Coward Mill-Pellissippi connection unworkable, and will certainly cause multiple accidents as drivers make unsafe entry to the Pellissippi due to the pressure of traffic. That ALREADY HAPPENS NOW.

So much additional traffic is DANGEROUS. Coward Mill and Reagan Road are currently a spillover for traffic problems at Hardin Valley-Pellissippi. When this happens- at least 2-3 times a month- Coward Mill and Reagan Road are impassable and heavily overloaded. This overload is a small fraction of the proposed daily traffic.

Reagan Landing and Magnolia Pointe have already overloaded Coward Mill. An additional development will create hazardous conditions on Coward Mill Road.

Noise levels will become intolerable. THERE IS ALREADY A NOISE PROBLEM in the neighborhood from the Pellissippi AND from Faith Promise Church.

This rezoning negatively changes the housing plan in our community. That plan was why we choose to live here.

This rezoning plan will negatively affect property values and quality of life.

I expect you to vote AGAINST this unnecessary, dangerous, and debilitating plan. A reasonable plan, consistent with the neighborhood, would not generate so much opposition.

Gerald L Carlson

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Coward Mill Road Apartments

1 message

bub613 via Commission <commission@knoxmpc.org>

Tue, Nov 7, 2017 at 4:46 PM

Reply-To: bub613@aol.com

To: commission@knoxmpc.org

Sent from AOL Mobile Mail

On Tuesday, November 7, 2017, bub613 <bub613@aol.com> wrote:

Please read this email from September! My position has not changed.

Thank you,

Bernadette Baker

[2642 Wild Fern Lane](#) Knoxville TN 37931

Sent from AOL Mobile Mail

On Sunday, September 17, 2017, Bernadette Baker <bub613@aol.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: bub613@aol.com

Date: September 16, 2017 at 6:24:46 PM EDT

To: commission@knox.org

Subject: Coward Mill Road Apartments

To All Commissioners,

My husband and I have been homeowners in Hardin Fields SD off of Coward Mill and Reagan Road for 15 years.

We are opposed to the rezoning on Coward Mill for the proposed apartments. Coward Mill is already a very curvy and dangerous road with the existing traffic from the current neighborhoods. There isn't a need for more apartments, with all the housing development that's currently taking place off the south west end of Hardin Valley Road.

The noise and traffic would be detrimental to our home values. The additional traffic in the area is from the Fed-Ex facility is already causing dangerous conditions.

There is no way that Coward Mill can support over 3,300 vehicles a day!

Please do not approve the developers appeal!

Thank you,

Bernadette Baker

[2642 Wild Fern Lane](#)

[Knoxville, TN 37931](#)

File # (7-J-17-RZ) (7-F17-SP) agenda item # 72

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

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

1 message

ERIC JOHN <ericjohn757@mac.com>

Tue, Nov 7, 2017 at 9:11 PM

Reply-To: ericjohn757@mac.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)(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,

Eric and Yvi John

[2801 Macy Blair Rd](#)

[Knoxville, TN 37931](#)

--

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

KR <karl34@gmail.com>
Reply-To: karl34@gmail.com
To: commission@knoxmpc.org

Wed, Nov 8, 2017 at 11:41 AM

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,

Karl O. Reinbolt

10418 Ivy Hollow Dr, Knoxville, TN 37931

--

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

Kevin Addis <kaddis@aladdnet.com>

Wed, Nov 8, 2017 at 8:38 AM

Reply-To: kaddis@aladdnet.com

To: "commission@knoxmpc.org" <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,

Kevin Addis
Property owner
10200 Ivy Hollow
Knoxville, TN 37931
407-758-7714

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning 1 1-09-2017Meeting Agenda Item #29 (7-J-17-RZ)(1 1-C-17-SP).

1 message

kris besola <kbesola@gmail.com>
Reply-To: kbesola@gmail.com
To: commission@knoxmpc.org

Wed, Nov 8, 2017 at 11:48 AM

Metropolitan Planning Commissioners,

I would like to voice my strong opposition to the rezoning request for the property on Coward Mill Road, 11-09-2017Meeting 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,
(Your name and address)

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Saving Coward Mill with grace. FILE #(1 1-C-17-SP), (7- J-17-RZ)
AGENDA ITEM # 29.

1 message

'M L' via Commission <commission@knoxmpc.org>
Reply-To: catnzms@aol.com
To: commission@knoxmpc.org
Cc: catnzms@aol.com

Tue, Nov 7, 2017 at 1:23 PM

Subject: FILE #(11-C-17-SP), (7- J-17-RZ) AGENDA ITEM # 29.

Please be informed that I am strongly opposed to the rezoning request
at Coward Mill and Pellissippi Parkway. November 9, 2017

Dear Metropolitan Planning Commissioners:

5:30 this morning I awoke to the sound of a siren somewhere on Pellissippi Parkway and I think about all the traffic revving up to speed, both toward Oak Ridge and toward Knoxville, that will face the delays of yet another accident.

I would like to add to my previous letter, (included below), my concern of the "planned chaos" looming with the rezoning and resulting addition of traffic on Coward Mill.

The noticeably increased explosion of residential traffic on Hardin Valley, added to by the fed ex trucks with their demanding schedules, and confusion created by vehicles vying for access to gas stations & then the madness of re-accessing Hardin Valley for points north and south, further inclines drivers to gravitate to any kind of "shortcut" to avoid this squeeze – Coward Mill is feeling the results!

With its blinding dips, dangerous curves, and absence of a road shoulder, the risks intensify. This increased traffic also brings out the daredevils as well, trying to make up time, cut the corners, endangering lives in resulting accidents. As a semi-retiree, and in consideration for my own safety, I try to avoid rush hour as much as possible, however, even then and with double yellow lines, I have been PASSED on Coward Mill.

A bottleneck is further wreaked w/ potential catastrophe as "U" turns at the Coward Mill/Pellissippi crossover (northbounders turning around to head southbound for access to westbound Hardin Valley)
indicate to me the immediate need for a remedy which certainly is not more traffic!

The number of accidents on Coward Mill itself just since i relocated here 2 years ago is evident, (I have witnessed 2 and just over the past week it looks like another altercation by marks in the road.) An estranged bumper lying peculiarly at the edge of the curve is yet more evidence of another accident swept quietly away.

I have made investments. I have made some good and some bad some iffy. Surely the investors in the subject zone area are willing to hold out for the "good return" related to the Technology Corridor. We have a fresh, new Administration that is clearly making strides in getting our economy off the fence and making commitments toward growth in which we will all benefit.

In the meantime, please consider new residents coming to this area. Their hopes held high, new culture, new traditions, new home. Is it fair to subject them to an unplanned-for, residential sector where traffic is already a nightmare at best and where they would be further contributing to the existing dangerous conditions themselves?

My above comments and observations are not intended to discourage creative ideas. We have a beautiful area that is bordering on being totally unsafe. We are trying to reasonably protect the safety of our residents.

Thank you again,

Marilynn L. Carroll
2711 Hawk Haven Lane
Knoxville, TN 37931

XXXXXXXXXXXXXXXXXXXX

(previously sent:)

Subject: File # (7-F-17-SP), (7-J-17-RZ) AGENDA ITEM #55
MPC Meeting Thursday, July 13, 2017 1:30pm

Please be informed that I am strongly opposed to the rezoning request at Coward Mill and Pellissippi .

Forty years ago I moved to Knoxville after accepting a job in the DOE industry. I am now retired but greatly appreciate the value that technology has in the future of our region. As we all clearly understand the Technology Corridor was established to expand on the magnificent resources we have in technology. One of the goals with this expansion was to bring some of our nation's most highly skilled workers to this area. Understandably, those people will require homes & easy access to their jobs. However it was never the intent that the Technology Corridor would become an avenue of residential developments. One thing is certain, if this area is rezoned, there will be no basis for denying similar requests along the Corridor. This is not what was originally intended nor what nor what forward thinking community leaders should support.

Additionally, it is beyond me how anyone could not consider the risk to personal safety that

egress and ingress to a residential development in this area would create. It is obvious to all that this area is already considered hazardous as evidenced by the traffic control that the sheriff's department provides in support of Faith Baptist Church.

As a resident of this area, I have observed drivers avoiding congestion by and rerouting via Coward Mill. Often this is by making a "U" turn at the Coward Mill cross over. Coward Mill Road is winding, with minimal visibility; with no exit or entry lane for Pellissippi northbound traffic.

Coward Mill needs a reduction in traffic, not a plan for increase.

Thank you,

Marilynn L. Carroll
2711 Hawk Haven Lane
Knoxville, TN 37931

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL F. WILKINS
RICHARD E. GRAVES



office 865.546.9521
office fax 865.637.5249

550 W. Main Street
Suite 500
P.O. Box 59
Knoxville, Tennessee 37901

of counsel
FRANCIS A. CAIN
IMOGENE A. KING
JASON T. MURPHY

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

November 8, 2017

Via E-mail

MPC Commissioners
Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item No. 29 – H.E. Bittle, III/Knox County Commission

Dear Commissioners:

The above request was remanded to the Metropolitan Planning Commission by the Knox County Commission for consideration of a Sector Plan Amendment to Low Density Residential with zoning at Planned Residential.

The present zoning is BP with Technology Overlay.

For many years, the owners of this property have been attempting unsuccessfully to sell it for use as a business park. The Tennessee Technology Corridor Development Authority, which has oversight over the area, has recommended Residential. I am enclosing herewith a Certificate of Appropriateness for the rezoning.

At the Knox County Commission meeting at which time this matter was referred back to MPC, there was extensive discussion of road work in the area. Dwight Van de Vate, Director of Knox County Engineering spoke about the proposed plans for an extension of Cherahala Blvd. through this property. Mr. Bittle has agreed to dedicate right-of-way for that road which should expedite its construction.

The request should be granted. Two of the three bodies that have looked at this matter are of the opinion that residential is appropriate because of the non-demand for privately owned business park property.

MPC Commissioners

In re: Agenda Item No. 29 – H.E. Bittle, III/Knox County Commission

November 8, 2017

2 | Page

The Industrial Development Board of Knox County has vacant property in the area which it makes available to new industries at a non-market price.

We would urge you to amend the sector plan and the zoning as requested by the Knox County Commission.

If you have any questions, please call the undersigned or Mr. Bittle at (865) 202-0136.

Thank you for your consideration.

Very truly yours,



Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb

Enclosure

S:\WDOX\CLIENTS\7567\0000001\CORRESPOND\01635197.DOCX



CERTIFICATE OF APPROPRIATENESS FOR A REZONING

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

On August 7, 2017, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to H.E. Bittle III, hereinafter referred to as the Applicant, on its application filed on June 5, 2017 with Application No. 7-B-17-TOR, this Certificate of Appropriateness for the following described property, Tax ID 103 09102. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Rezoning. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire two years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that two year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.


Approved a Certificate of Appropriateness for rezoning to PR (Planned Residential)

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

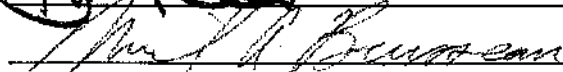
TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair



Attested to by





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



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

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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

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This message was directed to commission@knoxmpc.org