

REZONING Protest - Case Summary File # 4-G-18-RZ - Copeland Farm Powell Community

Tommy Aydelott <taydelott@comcast.net>

Apr 10, 2018 9:46 AM

Posted in group: **Commission**

For the past 20 years I have lived at 723 E Copeland Rd.

This is my first occasion to be involved in a MPC evaluation and decision regarding the rezoning of land near me.

As the authorized authority in Knox County, the MPC has the responsibility to regulate land use and to review subdivision regulations and site plans... approving those proposals that encourage the harmonious development of the community and create conditions favorable to health, safety, convenience and prosperity.

I would ask the **Metropolitan Planning Commission** to carefully evaluate the impact of the recommended rezoning in light of the stated guiding principles.

- **Encourage the harmonious development of the community**
 - The recommended rezoning would significantly impact the harmonious development of the community via traffic safety/congestion, education of our children due to overcrowding and lower quality of rural life with neighborhood density.

- **Create conditions favorable to health, safety, convenience and prosperity**
 - Please study and review the facts concerning the rezoning of the recommended use of the property. This rezoning would negatively impact the health, safety, convenience and prosperity of our community.

I appreciate the opportunity to share my thoughts concerning the recommended rezoning (Case Summary File # 4-G-18-RZ - Copeland Farm Powell Community).

Sincerely,

Tommy Aydelott

723 E Copeland Dr

Powell, TN 37849

Email: taydelott@comcast.net

Phone: 865-247-1611

Fwd: Rezoning in Powell

gerald.green <gerald.green@knoxmpc.org>

Apr 9, 2018 8:40 AM

Posted in group: **Commission**

FYI

Gerald Green AICP

Executive Director

Knoxville-Knox County

Metropolitan Planning Commission

400 Main Street, Suite 403

Knoxville, TN 37902

865.215.3758

gerald.green@knoxmpc.org

----- Forwarded message -----

From: **Chelsea Bevis** <cleeb85@gmail.com>

Date: Sun, Apr 8, 2018 at 1:42 PM

Subject: Rezoning in Powell

To: gerald.green@knoxmpc.org

Dear Executive Director Green,

I am writing you today regarding the upcoming rezoning hearing at the MPC. On April 12th the MPC will have a meeting to discuss the rezoning of Copeland Farm. This farm land is located between Pedigo Rd and E Copeland Dr. The request, coming from Primos Land Company, is to rezone this land from Agricultural to Planned Residential. The proposal states that Primos Land Company, which is affiliated with Smithbilt Homes, is requesting 5 houses per acre totaling approximately 410 homes. I spoke to someone at the MPC who stated they could only recommend 3 houses per acre bringing the total homes down to approximately 250 homes. This would create a huge burden for this area for many reasons.

For one, the roads are not equipped to handle this kind of traffic. I understand there are some improvements in the works for roads in the area. I can only assume these are improvements to accommodate the current traffic load. Adding another 500-800+ cars would make any of these improvements obsolete. Will there be sufficient traffic and road studies done before a major development can break ground? Who pays for those studies?

In concern to the school system, I have spoken to Patty Bounds, she agrees that even 3 homes per acre would be too many for this school system to handle. Currently this development is zoned for Brickey McCloud Elementary which is at its max capacity. The next closest Elementary School is Copper Ridge which is overcrowded to the point of needing to use 11 trailers to accommodate its students. Powell School systems have been consistently rated highly for their academics. Overburdening these schools and their teachers could mean a drop in these ratings which would in turn make Powell a less desirable area to move to.

A few other concerns, especially for the homes that border the Copeland Farm, are drainage, sewage, light pollution, and noise pollution. These are all factors that if not handled correctly would greatly affect the quality of life of my family and our neighbors. Our land sees a lot of drainage from the

Copeland Farm already we are concerned as to what will happen with added paved roads or if there is fill dirt that is not properly packed. Will the developers be held responsible for doing these studies before they build? Will they be held accountable if something goes wrong and negatively impacts our property? As you can imagine with this much open land around us we enjoy dark quiet nights. I can look up any clear night and the stars are beautiful. I am looking forward to being able to teach my son about the stars and even planets that can be seen from our own backyard. I am afraid adding a large development, as mentioned before, will make this very difficult. Adding that much light to this area will make our night skies much more difficult to see, and the noise pollution that comes with hundreds of homes is unavoidable.

In closing I hope you will take the community into consideration with this decision. Powell is traditionally an area that people move to, so they may escape endless traffic jams and subdivisions as far as the eye can see. People move here for Powell's promise of room to grow and to lay down roots. I am happy to see my community grow, but in the right way. Losing sight of this uniqueness would be devastating and once open land like this is gone we can never get it back.

Sincerely,

Chelsea Bevis

Fwd: Property off Pedigo Rd

Mike.Brusseau <mike.brusseau@knoxmpc.org>

Mar 28, 2018 11:41 AM

Posted in group: **Commission**

Correspondence on item #44 - Primos Land Company - 4-G-18-RZ

----- Forwarded message -----

From: **Terry Gilhula** <terry.gilhula@knoxmpc.org>

Date: Wed, Mar 28, 2018 at 11:28 AM

Subject: Fwd: Property off Pedigo Rd

To: "Payne, Marc" <marc.payne@knoxmpc.org>, "Michienzi, Sherry" <sherry.michienzi@knoxmpc.org>, "Brusseau, Mike" <mike.brusseau@knoxmpc.org>, Mike Reynolds <mike.reynolds@knoxmpc.org>

----- Forwarded message -----

From: **Linda Renee' Bradley** <reneebradley@comcast.net>

Date: Wed, Mar 28, 2018 at 9:56 AM

Subject: Property off Pedigo Rd

To: contact@knoxmpc.org

Good morning,

I live in the area off of Pedigo Rd in Powell. I noticed yesterday that there is a piece of property planned for rezoning. How do I get more information about the rezoning planned?

If it is to be rezoned to a subdivision I have serious concerns about the infrastructure in place to support this for example the roads (especially Bishop and E. Copeland) surrounding this property, schools, etc. I realize that Bishop and E. Copeland may not be considered primary roads traveled but due to the back ups on Emory these roads are being utilized more and more each day by people cutting through to get to Powell, the interstate, Oak Ridge. They are narrow roads and with the case of E. Copeland too narrow for two cars to safely pass without one yielding to the other and pulling to the side. Both Powell and Halls schools are already subject to overcrowding. I would like serious consideration made to addressing these concerns prior to any new housing being added to the area.

Thank you for your assistance!

Sincerely,
Linda R. Bradley

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
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www.knoxmpc.org

rezoning of Pedigo Rd. property

Renee' Bradley <reneebradley@comcast.net>

Apr 4, 2018 5:58 PM

Posted in group: **Commission**

Good afternoon,

I would like to voice my concern regarding proposed rezoning for property located at the corner of Bishop Rd. and Pedigo, rezoning # R-G-18-RZ.

It is my understanding that it has been requested that this property be rezoned from agricultural to residential with 5du/ac. I believe this rezoning would be a mistake. I have serious concerns about the infrastructure in place to support this type of development in our community. One concern is the roads that border this property. These roads are extremely narrow, 1.5 lane country roads (especially Bishop, E. Copeland and Reed) meant to handle farm equipment traveling at slow speeds not a heavy volume of passenger vehicles. There are already many times current residents must yield to oncoming traffic by pulling to the side of the road into a ditch so that others may pass. These roads simply can not service an additional 800+ cars per day safely. I realize that Bishop, E. Copeland and Reed may not be considered primary traffic patterns for residents of the proposed community but as a resident in this community I can tell you that these roads are already highly traveled due to the heavy back ups on Emory Rd. These roads are being utilized more and more by commuters cutting through to get to Powell, the interstate and Oak Ridge to avoid heavy congestion on Emory Rd. This brings me to the Emory Rd. exit at I-75. This exit already has issues handling current traffic. I challenge you to travel I-75 Northbound to Emory Rd. during rush hour, most days you will find current traffic backed up to Callahan Rd., creating road hazards, collisions and many near misses. If that doesn't frazzle your nerves enough travel Emory Rd. from downtown Powell east toward Halls and you will find yourself once again sitting in bumper to bumper traffic amongst a sea of mass confusion. I have lived in and traveled to much larger cities and haven't experienced the traffic headaches and congestion that I experience in Powell on a daily basis. Lastly, I would like to talk about the school system. I believe with the addition of 400+ homes that you could conservatively estimate that approximately 1 child per home (400 students) would also be added into a school system that is already overcrowded. This would be a huge disadvantage to current and prospective residents and their children.

I am not opposed to progress but I would love to see our county be proactive rather than reactive. I would ask that you and your committee consider the above concerns and the concerns of others that live in this community as valid and give them serious consideration. It is my humble opinion that a lack of foresight has caused mass congestion in the Powell area and until the infrastructure issues are addressed that adding more traffic and residents to an already congested area would be irresponsible.

I appreciate your time and diligence in considering this matter.

Sincerely,
Linda R. Bradley

Concerned property owner adjacent to proposed SmithBilt homes development in Powell at the Copeland Farm

Seal, Brian <bseal@epri.com>

Mar 27, 2018 2:41 PM

Posted in group: **Commission**

Dear commissioners,

My name is Brian Seal and I live at 8215 Straight Fork Way in Powell. I was informed recently that an 80-acre farm in our community has been bought by SmithBilt and that they have made a request to you to allow 5 homes per acre. I understand that there will be a hearing/discussion on this topic on April 12th.

I'm writing to voice my opposition to this change, and I understand that the community as a whole has similar views.

Let me start by saying that I genuinely appreciate owner rights and freedoms and respect the fact that Smithbilt had the money to buy this land and we (the community) did not. That being said, I also appreciate the role and work of the MPC to help communities grow in healthy sustainable ways and to become their very best, considering the present and future quality of Knox County.

There is not a good way with words to communicate to you the nature of the immediate community around this proposed development site. I wholeheartedly invite each of you to come by our home and visit with Julie and I some evening prior to the hearing. We would enjoy an opportunity to show you around and let you experience firsthand the nature and feel of the area. Nothing else would need to be said. But since we haven't met yet, I'll say just a bit more:

I did a screen-shot from the KGIS website and annotated it for reference (see attached ppt and jpeg). Like many areas on the outskirts of town, this is a region that has been slowly converting from farm to residential over the years. People drawn to this area are generally looking for space for recreation, the sounds of nature and more privacy than what is found in some developments. As you can see from the annotated map, independent lots like mine that surround the area are typically 2-5 acres.

In addition to these independent lots, there have been some developments. You can see these, for example, along Pedigo Rd. to the East of the Copeland farm. In order to get a better sense of density, I counted the lots and measured the area of a few of these communities using the KGIS system and calculated the homes-per-acre values that are on the diagram. As you see, these neighborhoods are all under 3 per acre, typically around 2 homes per acre. I also analyzed nearby developments that are outside the field of view in this picture and they were also in the order of 2 per acre or less.

This is the essence of the Powell community, and this area in particular. There is a lot of pride and optimism recently, with the building of medical facilities around the Tennova North hospital. The community has seen these professional business lift the quality of the area, with rundown homes being torn down and replaced with new/larger homes.

In summary, this community is strongly opposed to the requested increase in allowed housing density. Even 3 per acre seems high relative to the area norms. We are confident that the businesses and economic growth in the area will support (and prefer) homes with larger lots. I appreciate your consideration of these comments as you work on this topic. And please do give me a call and come by the area. I would love to host your visit.

Thanks in advance,

Brian K. Seal

Email: bseal@epri.com

Desk: 865-218-8181

Cell: 865-456-3586

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Fwd: Copeland Rd

me <tim.kuhn@knoxmpc.org>

Apr 9, 2018 7:55 PM

Posted in group: **Commission**

----- Forwarded message -----

From: CHAD TURNER <chad.turner@knoxschools.org>

Date: Mon, Apr 9, 2018, 5:14 PM

Subject: Copeland Rd

To: contact@knoxmpc.org <contact@knoxmpc.org>

To whom it may concern,

I do not believe 5 house per acre on Copeland/Pedigo road would be a good change. Please do not change the zoning from Agricultural to Residential.

Thanks, Chad Turner

sConcerned property owners adjacent to proposed Smithbilt homes development in Powell at the Copeland Farm

LEE white <lcatawhite@comcast.net>

Apr 8, 2018 4:21 PM

Posted in group: **Commission**

Mayor Burchett and Knox County/MPC commissioners:

Our names are Lee and Carmela White and we live at 911 East Copeland Drive in Powell. We have been informed that the 82 acre Copeland Farm has been bought by Smithbilt and they have made the request to Knox County MPC for 5 houses per acre. The request to rezone the land from agriculture to residential is up for review this Thursday April 12. Hopefully you all have seen the petition from the Powell community in opposition to this rezoning and the Smithbilt request. My neighbor Brian Seal sent an email to MPC on March 27, 2018 explaining many of the opposition points to this high density subdivision. He included JPG and pptx he created through the KGIS system to help show the proposed density and its inconsistency with the surrounding neighborhoods and properties. Our email to your group is not repeat Mr.Seal's information but to express our opposition from our personal perspective.

We have lived in the Powell community for 29 years. In the beginning, the only businesses at the Emory Road exit where the I-75 flea market, a Chevron gas station and the small airport. For many years we lived in Landon Park Subdivision. Our kids attended Brickey Elementary, Powell Middle and High Schools. We attend Powell Church and frequent many of the local businesses. We are ingrained in this community. In 2005 we were blessed to purchase a house and 3.2 acre property at 911 East Copeland Drive. We were thrilled to be moving out of a subdivision and enjoying the peace and calm of our property. We both work full time and have kids that are married or in college so our home and property is where we find our calm. It is peaceful, quiet and beautiful. On any given day, we can find deer and turkey in our yards and we feel blessed to see all that nature provides. We thrive with the privacy of our land.

Now to explain our fears and concerns. We live on a one land road: East Copeland Drive. It goes all the way to Broadacres Subdivision and over the years has become a back road to the interstate and schools as Emory Road has grown and become so crowded. One has to pull the car over to make room for the oncoming car(s). With the proposed Smithbilt 5 homes per acre subdivision... at least two cars per home... the amount of traffic on East Copeland Rd and Pedigo Road is so concerning!

There are approximately 20 families(with 3+ acres) and 3 subdivisions (Berkley Hills, Teagues Grove and Grand Colony) that are directly impacted by the Copeland Farm as we all border the land or are across the street. Our fears and concerns run the gamut: noise, traffic, overcrowded schools, overcrowded roads and a real lose of privacy. We worry about the value of our home and property as a 5 house per acre subdivision isn't consistent with the existing neighborhoods nor the larger homes and properties.

We appreciate the fact that the Copeland Farm is for sell and that it will be great for their family. We implore though upon Mayor Burchette and our Knox County/MPC commissioners to strongly review the impact that the sell and rezoning of this property will have on our family,neighbors and community. Please take into account the comments in the Petition to oppose the rezoning of 1015 E Copeland Drive form Agricultural to Residential. Thank you for taking the time to read our email and consider this issue that holds such great concern for our community.

With kindest regards,

Lee and Carmela White