

PRIMOS LAND COMPANY LLC MPC File Number 4-G-18-RZ

WOOLARD, RUSSELL E <rw3305@att.com>

Apr 11, 2018 9:07 PM

Posted in group: **Commission**

The Teagues Grove Board of Directors is requesting that the attached document be added to the MPS Commissioners packets for Thursday rezoning meeting.

Russ Woolard

Principal Systems Engineer,

TP&E / CC&SE / Solution Planning and Design / AT&T Services, Inc

Office/Mobile: (865) 742-1857

rw3305@us.att.com

Teague's Grove
Homeowner's Association
P.O. Box 1198
Powell, TN 37849

Knoxville-Knox County MPC
400 Main St, Suite 403
Knoxville, TN 37902
commission@knoxmpc.org

Commissioners,

**Subject: 44. PRIMOS LAND COMPANY LLC MPC File
Number 4-G-18-RZ**

Northwest side E. Copeland Dr., west side Pedigo Rd., northwest side Pedigo Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

The Board of Directors of the Teagues Grove Home Owners Association (HOA) is opposed to the development and rezoning of the property commonly referred to as "the Copeland Property." In stating our opposition to the development of the Copeland property we understand the right of a land owner to sell their property. Therefore we are requesting the consideration of four major concerns as identified below.

Issues

#1 Major Road Plan

The roads that bound the Copeland property are Pedigo, Bishop and Copeland. We assume that they are identified as "Collector" streets. They are currently narrow country roads that do not handle existing traffic let alone 180 or more new homes. It is

estimated that this new subdivision will generate 2,000 to 3,000 new trips daily on these narrow Collector streets.

Major Road Plan (and street design) - Road improvement and widening of Pedigo, Bishop and Copeland collectors is required in order to carry the additional traffic load generated by this new subdivision. The Teagues Grove HOA requests that this road widening occur only on the Copeland property and that access to Bishop, Copeland and Pedigo Collector roads be held to a maximum of one access point per Collector road. The Teagues Grove HOA also requests that a Traffic Access and Impact Study be conducted.

The nearest adjacent Major Arterial road is Emory Road. The collector roads that feed it are Pedigo Road and Bishop Road. These intersections will require improvements for traffic flow and the addition of badly needed Traffic lights at intersection of Pedigo and Emory and Bishop and Emory Roads for safety.

Teagues Grove HOA requests that street design standards for the existing major arterial and major and minor collectors be reevaluated by the Tennessee Department of Transportation and the Knox County Department of Engineering and Public Works. Further, the reevaluation will have a goal to reduce the volume of traffic and traffic delays on major streets (collectors and arterials) those being Pedigo, Bishop and Copeland.

Teagues Grove HOA requests that the Planning Commission require that the cost of the required street improvements be borne solely by the developer. Also, the developer be responsible for the costs of off-site street improvements identified in a Traffic Access and Impact Study required.

#2 Three or less single family residential structures per acre and comparable architecture to existing adjacent communities

Teagues Grove HOA reminds the Planning Commission that there are challenging terrain issues with steep slopes on the northeast side of the Copeland property. Teagues Grove HOA requests that the site plat plan take this into consideration and adhere to current Knox County Hillside Protection ordinances.

Further, Teagues Grove HOA requests that the developer be restricted to not more than three (3) Single family dwellings be constructed per acre and be of comparable value and architectural style to that of adjacent Grand Colony, Berkley Manor and Teagues Grove and Trotter Gait subdivisions. All structures be required to have a front elevation of brick or stone. Vinyl siding to be permitted on three sides maximum.

The average mean resale of homes in the aforementioned subdivisions is \$275,000. For protection of the resale value of the adjacent subdivisions it is requested that this be taken into consideration

#3 Schools Overcrowding

The McCloud-Brickey Elementary School which would serve this new proposed subdivision is at capacity. Powell Middle and Powell High School will also be affected by this proposed development. It demonstrates that any Planning Commission approval of more than three residential structures per acre will further exacerbate school overcrowding.

#4 Quality of Life

Teagues Grove HOA would like to call attention to the likelihood of soil erosion and stormwater issues from the proposed Copeland construction site and its contribution to the impairment of the watershed and the existing wetlands and natural stream on the northeast side of the property. Will the Planning Commission identify the existence of these wetlands to the Environmental Protection Agency (EPA)? As an example, SmithBilt, the developer of Childress Place subdivision poorly designed and constructed the retention pond to capture storm runoff resulting in its collapse. How will design and construction of properly built storm runoff retention ponds be enforced?

Teagues Grove HOA also requests that the Planning Commission require the developer to install sidewalks on all sides of the proposed subdivision and require the developer to place it into the Site Plat Plan. Teagues Grove HOA requests that the Planning Commission enforce the requirements of the current Knox County Subdivision regulations of February 2018 to provide the dedication or reservation of usable open space within the proposed development to a total of not less than fifteen (15) percent of the gross area of the subdivision for park or recreation purposes.

Sincerely,

Russell E Woolard

Russell E Woolard, Vice President

Teagues Grove Home Owners Association

MPC Rezoning 4-G-18-R2

wpbevis@frontiernet.net <wpbevis@frontiernet.net>

Apr 10, 2018 7:55 PM

Posted in group: **Commission**

To MPC Commissioners,

My wife and I are the owners of the property on 1016 E. Copeland Dr. on the southwest side of the Copeland Farm being considered for rezoning (4-G-18-R2).

We would like to express our concerns and opposition to the request under consideration.

We have lived here for 37 years and have been witness to the many changes in this area of the Powell community over that time. As you are aware this area has seen rapid and significant population growth in recent years. The traffic at peak times of the morning, afternoon and evening can be unbearable. Long delays from Pedigo to I-75 are routine. The area around the proposed development is serviced by Greenwell, Bishop, E. Copeland and Tate-Trotter. These are narrow hilly roads barely capable of handling the current volume of traffic, much less an increase of 400 more homes with 2 or more cars each.

I have heard from Patti Bounds, our local school board representative, that Brickey-McCloud and Copper Ridge are currently at or above capacity and can not sustain the influx of students a development of this size would create.

We are not opposed to Mrs. Copeland selling her property. We are sure there are several ways for the property to be sold while maintaining the rural character of the area, mitigating the impact on traffic and schools while also enhancing quality and value of the adjacent properties. In the past several years two smaller tracts (around 25 acres each) were divided into around 5-acre tracts and now have very nice homes on them that have improved the area visually and economically. This could be done with the Copeland Farm as well. I have spoken with a realtor who said there is a market for this type of property, not everyone wants to live in a PR type development with minimal yard and no open space.

On a personal level, we are concerned with the issue of drainage and management of surface runoff. A significant portion of the southwest side of the tract under review drains directly across our property to a wet weather creek and down across other neighbor's property until finally reaching Beaver Creek. In 2011 a retention pond in a Smithbuilt development on Childress Rd failed, flooding residents on Dawson Hollow Rd. This does not give me confidence in the ability of the developer to manage potential issues that could have a direct impact on our property.

In closing let me encourage you as the individuals entrusted with the mission of planning and oversight of the growth of Knox County to take careful consideration of the concerns of the residents of the area before giving approval to this rezoning request.

Sincerely,

Bill and Kim Bevis

Fwd: Item #44 Primos Land Company 4-G-18-RZ Development proposal

Amy Brooks <amy.brooks@knoxmpc.org>

Apr 11, 2018 11:47 AM

Posted in group: **Commission**

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

From: **JEFF JONES** <ljjones_0907@comcast.net>

Date: Wed, Apr 11, 2018 at 11:31 AM

Subject: Item #44 Primos Land Company 4-G-18-RZ Development proposal

To: contact@knoxmpc.org

Dear Commissioners:

As a nearby resident of the Copeland Rd. property, I would like to express my concerns about the proposed development. I would like to request that you consider a lower density development for this project.

This is a rural neighborhood and the current roads and schools cannot handle a significant increase in population. Within the last few years a subdivision (which is very close in proximity to the Copeland Property) was developed on Childress Rd. This development has had a severe impact on our community already. Childress and Pedigo roads are very narrow and are not suitable for large amounts of traffic which make for dangerous driving conditions.

Is it possible to have a community meeting with the developers of the project to discuss the concerns of the community about this large development and the impact it will have before any decisions are made?

Thank you for your consideration,

Jeff Jones

8634 Childress Rd.

Powell, TN 37849

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Amy Brooks, AICP

Planning Services Manager

865-215-4001 office

865-679-9020 cell

Fwd: Copeland Farm rezoning

Terry Gilhula <terry.gilhula@knoxmpc.org>

Apr 11, 2018 1:04 PM

Posted in group: **Commission**

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

From: **Brenda Jones** <brenda_k_jones@yahoo.com>

Date: Wed, Apr 11, 2018 at 12:49 PM

Subject: Copeland Farm rezoning

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

Dear Metropolitan Commissioners:

You will be meeting tomorrow to discuss rezoning of the property at 1015 Copeland Drive. Primos Land Company plans to develop that land as a subdivision if the zoning is approved. Presently the area is low density with adequate roads, schools, access, and water drainage to support the low density population. Primos is asking for a four or five house density per acre which is far too much for the area to support. The intersection with Emory Road and Pedigo is already highly congested during morning and evening traffic. Adding so many houses would make egress and ingress most dangerous. Add to that strain on already crowded schools, and narrow roads people use to get around Emory Road traffic, and you have a recipe for dangerous conditions. Please consider allowing only three houses per acre and developer plans to manage water drainage and intersection traffic.

Sincerely,

Brenda K. Jones
8704 Pedigo Road
Powell, TN 37849

Ipetition for - Rezoning 1015 Copland Drive (4-G-18-R2)

klbrouss@aol.com <klbrouss@aol.com>

Apr 12, 2018 7:43 AM

Posted in group: **Commission**

Dear MPC Commissioners

below is the link to the electronic petition Re The 1015 Copland Drive Rezoning (4-G-18-R2)

there have been **800+ community members** to sign so far

Please consider the Impact of this dense housing proposal on this area of Powell, in the meeting today.

Please Open this document at least review the comments posted

Kim Bevis

[https://www.ipetitions.com/petition/petition-to-oppose-the-rezoning-of-1015-e-copeland?
utm_medium=social&utm_source=facebook&utm_campaign=email](https://www.ipetitions.com/petition/petition-to-oppose-the-rezoning-of-1015-e-copeland?utm_medium=social&utm_source=facebook&utm_campaign=email)