

Fwd: Bryant Lane issues

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

Apr 5, 2018 8:36 AM

Posted in group: **Commission**

Correspondence on Item #46 - Ball Homes - 4-I-18-RZ

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

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

Date: Wed, Apr 4, 2018 at 8:22 PM

Subject: Fwd: Bryant Lane issues

To: Planning Services <planningservices@knoxmpc.org>

Cc: Gerald Green <gerald.green@knoxmpc.org>

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

From: **Rachael Beavers** <rachaelbb22@gmail.com>

Date: Wed, Apr 4, 2018 at 7:25 PM

Subject: Bryant Lane issues

To: brad.anders@knoxcounty.org, contact@knoxmpc.org, dwight.vandevate@knoxcounty.org

Good evening gentlemen,

I'm just going to cut to the chase, there is no room for residential property at the end of Bryant lane. The traffic in this area is already bad enough with not 2 schools, but 5 all within less than a mile from eachother, let alone the same parking lot. If the roads were four lanes this wouldn't be an issue in the slightest. I have lived in Hardin valley for 16 years. I've seen this entire area go from farmland into a cluster of random housing and schools..... with only the middle lane added after construction started on the high school.

If this property was turned into a public park/ community center it would be more beneficial to this area than a residential area that's stacked on 3 subdivisions and a college.

Please help this community grow for the better and don't allow this community to eventually disappear.

Thank you,

Rachael Beavers
Resident of Conner's Creek

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Michael A. Brusseau, AICP, Senior Planner
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Fwd: Ball Homes Rezoning Request

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

Apr 3, 2018 3:54 PM

Posted in group: **Commission**

Correspondence on Item #46 - Ball Homes - 4-I-18-RZ

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

From: **Brett Craig** <Brett@gwreagan.com>

Date: Tue, Apr 3, 2018 at 3:50 PM

Subject: Ball Homes Rezoning Request

To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

Mr. Brusseau,

I live at 11009 Walnut Creek Lane, Conner's Creek in Hardin Valley. The property in question backs up to my property, first I never received any notification, secondly the signs notifying the residents were not placed in the legally proper location. They were placed at the end of a dead end road not on an adjacent street as required by the law. It does not appear that Ball homes is trying to go about this in the proper way and it is not appreciated.

That being said as a current resident I am very concerned about the amount of traffic on Hardin Valley road now. It does not appear that the people who approve these developments have any plans to correct the traffic issues. This is a safety concern and we request that the traffic be addressed prior to another development.

Secondly Hardin Valley Schools are presently at maximum capacity and as they are great schools we would like to keep them that way. I would also ask that this be considered when adding more residential development in the school district.

This property in question is also in the Technology Corridor and zoned Technology Overlay, that was a federal program and is specific to the developments that can be built there, this needs to be considered prior to approval.

Its not always about the money or revenue sometimes its about the right thing to do. We ask that you consider safety of the residents, both children and adults. Also that you consider the quality of education of the children, if the school continues to grow and exceed capacity then the quality of education will dwindle and that is not fair to the kids.

We need green space in Hardin Valley with all of the developments currently being built. I also ask what is Ball Homes doing for the community, park, walking trails, preserving the trees, they are merely tearing everything out and making money but not benefiting the community what so ever. They do not put anything back into the community.

Thank You for your time and consideration.

Brett A. Craig

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Hardin Valley Developments

McKenzie,Jerome Matthew <JMMCKENZ@travelers.com>

Apr 3, 2018 1:56 PM

Posted in group: **Commission**

Hello,

My name is Matt McKenzie and I am the current Vice President of the Conner's Creek subdivision HOA. Our neighborhood is right in the middle of several current and planned developments in the Hardin Valley area (both residential and commercial). While growth can be good, too much growth too fast and without proper infrastructure in place can quickly become a nightmare. There is only one main road through our community west of Pellissippi Parkway and that road is already barely adequate for the amount of traffic we see on a daily basis. There are no traffic control devices in place other than the one at the intersection of Greenland Way and Hardin Valley Road and we seem to average several accidents a month due to the increased traffic flow. Add to this we will be opening a new school shortly and the traffic levels will be unbearable. It seems the goal of Knoxville developers is to build something on every acre of land in our community and the community just can't support that kind of population boom without first boosting the infrastructure to support it.

Our concern is that nobody is taking these issues into consideration when approving these developments. We respectfully request that prior to more approvals, a study be ordered to determine if the increased traffic and population can be supported by our current roads, traffic control devices and schools. The ecological impact of these developments to the waterways in the area is also a concern, namely Conner's creek which seems to be affected already by the increased construction.

Members of our community will be making it a point to attend the upcoming MPC meetings and we hope you will consider our concerns in your future decisions. You just can't expect an area like Hardin Valley to handle the population boom we are seeing in the coming years without major changes.

Thank you for your time,

Matt McKenzie

CCHOA Vice President

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Fwd: Vote NO on MPC rezoning property off of Bryant Road in Hardin Valley from Technology to Residential

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

Apr 9, 2018 2:05 PM

Posted in group: **Commission**

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

From: Susan Parks <susantparks@yahoo.com>

Date: Sat, Apr 7, 2018, 4:32 PM

Subject: Vote NO on MPC rezoning property off of Bryant Road in Hardin Valley from Technology to Residential

To: tom.brechko@knoxmpc.org <tom.brechko@knoxmpc.org>, michael.brusseau@knoxmpc.org
<michael.brusseau@knoxmpc.org>

I am requesting that you deny to Ball Homes request to rezone 15 acres from technology to residential in Hardin Valley in order to build 5 houses per acre. I have outlined my concerns with this request below.

1) School Overcrowding - Per WBIR, Hardin Valley Elementary has capacity for 968 students, and currently they have 1,088 students enrolled. Currently Hardin Valley Elementary is the second most overcrowded elementary school in Knox County! The principal at Hardin Valley Middle School informed us that they are currently building 1,000 new homes in the Hardin Valley area. I was told from this 1,000 houses the MPC believes it will result in 400 more students divided among all the grades. For the elementary school, that is another $400/13 \times 6 = 185$ more students in an already overcrowded school! I personally think it will result in more students because so many people like the idea of all their kids in one place and being able to stay in the same school zoning throughout school. The other over crowded schools are Farragut Intermediate and Cedar Bluff Elementary. So, even if the school district rezoned, we would continue to have overcrowding issues as the closest other elementary schools are overcrowded. I have also heard that the High School is overcrowded.

2) Roads - This land is very near the Hardin Valley and Pellissippi interchange. The traffic in this area is really bad at certain times of the day. I don't think we need more houses and traffic into this area. Road infrastructure needs to be addressed before we build more houses. Our roads are not sufficient for the rate of growth in this area as it is.

3) Hardin Valley does need areas zoned for parks, commercial, and technology. Is there a plan for these things?

I understand that Knox County wants the additional money from property taxes. The citizens of Hardin Valley should have a voice in the building of our community. I believe that you have heard not just my voice but many other voices who are concerned about the rate of building and the lack of planning in Hardin

Valley. We are also concerned about our school which is a big reason people want to move to Hardin Valley. Many of us moved to Hardin Valley to escape the overcrowding in other areas.

If you do rezone this area, I ask that you deny the request for 5 houses per acre. I also think that the MPC should be forward thinking and require some subdivisions to have large lot sizes. My sister-in-law lives in the outskirts of Washington DC. The city they live in has decided to be a more rural area. They require 2 or 3 acres per house. It is beautiful and well planned! I believe it helps with property values and the community. I personally think that the MPC should halt new project building in Hardin Valley until a community plan is developed including schools, parks, roads, libraries, community centers, businesses, etc. This is what I think a MPC should do.

Thank you,
Susan Parks