

## Fwd: Hardin Valley Development Concerns

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

Apr 11, 2018 1:58 PM

Posted in group: **Commission**

Item # 46 - Ball Homes LLC - 4-I-18-RZ

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

From: **McKenzie,Jerome Matthew** <JMMCKENZ@travelers.com>

Date: Wed, Apr 11, 2018 at 1:37 PM

Subject: Hardin Valley Development Concerns

To: "randy.smith@knoxcounty.org" <randy.smith@knoxcounty.org>, "charles.busler@knoxcounty.org" <charles.busler@knoxcounty.org>, "evelyn.gill@knoxcounty.org" <evelyn.gill@knoxcounty.org>, "michele.carringer@knoxcounty.org" <michele.carringer@knoxcounty.org>, "hugh.nystrom@knoxcounty.org" <hugh.nystrom@knoxcounty.org>, "john.schoonmaker@knoxcounty.org" <john.schoonmaker@knoxcounty.org>, "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>, "dave.wright@knoxcounty.org" <dave.wright@knoxcounty.org>, "carson.dailey@knoxcounty.org" <carson.dailey@knoxcounty.org>, "bob.thomas@knoxcounty.org" <bob.thomas@knoxcounty.org>, "ed.brantley@knoxcounty.org" <ed.brantley@knoxcounty.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "10listens@wbir.com" <10listens@wbir.com>, "bob.thomas@knoxschools.org" <bob.thomas@knoxschools.org>, "dwight.vandevate@knoxcounty.org" <dwight.vandevate@knoxcounty.org>, "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Hello,

I am a resident of Conner's Creek subdivision in Hardin Valley and making one final plea before tomorrow's MPC hearing. 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 only two traffic control devices west of Pellissippi and traffic incidents are on the rise. The Hardin Valley interchange off Pellissippi Parkway is already a complete parking lot after 4pm so additional development will just further aggravate that situation. 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 inch 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.

We are not anti-growth, we just want to make sure that growth is not outpacing the infrastructure of our community. 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.

Members of our community will be making it a point to attend the upcoming MPC meetings and we hope you will support our concerns and direct the MPC to stop approving new developments until our concerns are addressed. You just can't expect an area like Hardin Valley to handle the population boom we will be seeing in the coming years without major changes. I think it is important for you to remember that the community has spoken previously about our desires for our area and they are clearly outlined in the Northwest County Sector

Plan that to this point seems to have been ignored even though it was adopted by every entity within our city and county government.

Thank you for your time,

Matt McKenzie

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## Fwd: Ball Homes Development

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

Apr 11, 2018 4:28 PM

Posted in group: **Commission**

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

From: **Melissa Sams** <sams\_melissa@yahoo.com>

Date: Wed, Apr 11, 2018 at 4:22 PM

Subject: Ball Homes Development

To: Brad Anders <brad.anders@knoxcounty.org>

Cc: "contact@knoxmpc.org" <contact@knoxmpc.org>, "dwight.vandevate@knoxcounty.org" <dwight.vandevate@knoxcounty.org>

Good Afternoon,

I am writing to urge you vote against the rezoning of the 15 acres on Bryant Rd off Hardin Valley Rd to allow 5 houses per acre. While the growth in Hardin Valley is inevitable, 5 houses per acre is just too many! The traffic on Hardin Valley Rd is already difficult & our schools are bursting at the seams! Please consider voting for a maximum of only 3 homes per acre!

Thank you,

The Sams Family  
Chad, Melissa, Carter & Maylan  
10714 Gable Run Dr.  
Knoxville, TN 37931

Sent from Yahoo Mail on Android

## Fwd: MPC Meeting for Hardin Valley

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

Apr 11, 2018 3:00 PM

Posted in group: **Commission**

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

From: **Jonathan Woodall** <jonathanawoodall@gmail.com>

Date: Wed, Apr 11, 2018 at 2:22 PM

Subject: MPC Meeting for Hardin Valley

To: randy.smith@knoxcounty.org, charles.busler@knoxcounty.org, evelyn.gill@knoxcounty.org, michele.carringer@knoxcounty.org, hugh.nystrom@knoxcounty.org, john.schoonmaker@knoxcounty.org, brad.anders@knoxcounty.org, dave.wright@knoxcounty.org, carson.dailey@knoxcounty.org, bob.thomas@knoxcounty.org, ed.brantley@knoxcounty.org, county.mayor@knoxcounty.org, 10listens@wbir.com, bob.thomas@knoxschools.org, dwight.vandevate@knoxcounty.org, mike.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org

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Thank you for your time

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