



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

[MPC Comment] Fwd: File # 8-c-18-ur

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Fri, Aug 3, 2018 at 8:24 AM

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: <ryanbegbie@aol.com>
Date: Thu, Aug 2, 2018 at 9:23 PM
Subject: File # 8-c-18-ur
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>
Cc: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Mr. Brechko-

I'm concerned about the use on review application for the development of The Cove at Churchill Downs. I'm not opposed to development, but I am concerned about the density. If all 24 acres are actually buildable, that would put density at 3.87. My 91 year old mother, who still drives, lives in Churchill Downs. 62 homes at the entrance will certainly create more traffic, never mind construction traffic. The plans don't even specify if the entrance to the new subdivision will be off of Secretariat or Bob Kirby or if homes will be built on both sides of Secretariat.

I am aware it is now the developer's responsibility to put up use on review signs on the property, but that's like putting the fox in charge of the hen house. When I drove to my mother's today, there were no signs on Secretariat. The one sign posted was on Bob Kirby almost at Middlebrook in the weeds and not easily seen. I have a problem with that. The majority of the people that will be impacted live in Churchill Downs and the signs should also be on Secretariat to remind the homeowners of the upcoming meeting. I realize all homeowners received postcards, but proper signage would clarify the location.

Debbie Begbie

Sent from Windows Mail

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This message was directed to commission@knoxmpc.org

8-SB-18-C
8-C-18-UR

REZONING – NEW DEVELOPMENT PETITION



We, the citizens of the community of Churchill Downs Subdivision, petition the county to NOT allow the development of the new subdivision, The Cove at Churchill Downs, within the Churchill Downs Subdivision on Bob Kirby Road.

The reasons are:

Traffic: Bob Kirby is a very busy street. There are many cars that drive too fast around the curve in front of Churchill Downs Subdivision. There have been several cars crashing in the ditch in the last couple months. Since the construction of Corner 16 and now the new townhomes, the traffic on Bob Kirby has gotten worse.

The construction traffic will also cause great inconvenience to the residences of Churchill Downs.

Flooding: Plumb Creek runs through the new development location. This area floods every time it rains. If the new homes are built, where is the water going to go? To the residences of Churchill Downs. No person wants to live in a flood zone.

Schools: The schools in the Hardin Valley Community are already over populated. Since these homes are 'Detached Residential', there will be many families moving into the new homes. Each family in the state of Tennessee has an average of one child per family. This development will increase the school population of the Hardin Valley area.

Wildlife: Since the area in which the development is schedule to commence is a "Scenic Route", there are many species of wildlife that will lose their homes. The residences of Churchill Downs have seen the following species: deer, rabbit, skunk, squirrel, opossum, raccoon, turtle, groundhog, duck, geese, many types of bird, snakes, types of amphibians (such as frog, salamander, etc.), many types of insects (such as bees, butterflies, lightning bugs, dragonflies, etc.), types of bat, an abundant amount of plant species, and outdoor domestic animals (such as cats.) The residences of Churchill Downs also have their own pets that enjoy the foliage.

Once the construction begins, the mice and rats that live in the foliage will find new homes in the residences of Churchill Downs.

HOA: Will the new residences of The Cove at Churchill Downs have to join the Churchill Downs HOA? They will have to donate to the upkeep and beautification of the neighborhood as well as pay for the use of the Churchill Downs Pool area. The pool is not a very large pool for an average of one hundred new persons.

The petition did not start until Friday August 3, 2018. The residences of Churchill Downs did not have adequate time to consider the new development and have an opinion. All of the homes did not have the chance to participate in the petition. The majority of the residences that did read the petition do NOT want the new subdivision, The Cove at Churchill Downs.



REZONING – NEW DEVELOPMENT PETITION

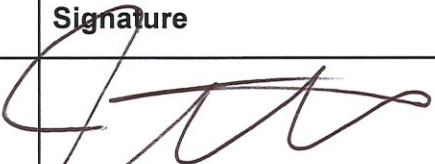







We, the citizens of the community of Churchill Downs Subdivision, petition the city to NOT allow the development of the new subdivision, The Cove at Churchill Downs, outside the Churchill Downs Subdivision on Bob Kirby Road.

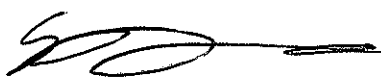
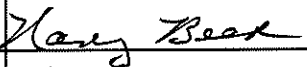




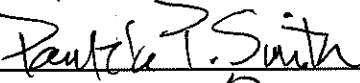
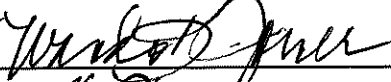

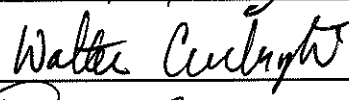

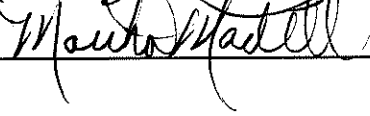
We have already suffered enough development around our community with the renovation of Corner 16 and the construction going on underway right behind it on Bob Kirby for new town homes. There is no need for new housing in this area and the road itself is a danger, increasing traffic will only make it worse. Furthermore, the potential development could cause flooding issues for current residences, as that land floods very often during storms. Along with traffic and flooding issues, there are several types of wildlife that will lose their home once the subdivision is put into place.

I demand that the Planning and Zoning Commission deny the application for the building of the subdivision The Cove at Churchill Downs. We want to do everything in our power to prevent further development in our area. This section of Middlebrook Pike and Harden Valley is titled "Scenic Route" and we want to keep it that way.

The meeting for this MPC (Metropolitan Planning Commission) agenda is August 9, 2018 at 1:30 pm in the Main Assembly Room, City County Building, 400 West Main Street West, Knoxville, TN, 37902.



Name	Address	Phone #	Signature	Meeting Attendance
Barbara Watkins	9904 Belmont Park Ln	865 560 1605		Yes / No <input checked="" type="radio"/>
Trenna Underwood	9906 Belmont Park Ln	865 318 9036		Yes / No <input checked="" type="radio"/>
Hesley Betty	1541 Secretariat Blvd	865-690-1932	Hesley Betty	Yes / No <input checked="" type="radio"/>
Brett Castilaw	1605 Secretariat	865. 266 3598		Yes / No
ROWENA CASTILAW	1605 Secretariat	865. 266 3598	Rowena Castilaw	Yes / No <input checked="" type="radio"/>
Kathy Jacobson	1607 Genuine Risk	865. 684-5812	Kathy Jacobson	Yes / No <input checked="" type="radio"/>
Chris Botsch	1607 Genuine Risk	865-363-7169	Chris Botsch	Yes / No <input checked="" type="radio"/>
Peter Bailey	1611 Genuine Risk Rd	865 323 1027		Yes / No <input checked="" type="radio"/>
Dave Cox	1615 GENUINE RISK	865 599 8641		Yes / No <input checked="" type="radio"/>
DAVE EIKELBERG	1608 GENUINE RISK	321 277 7537		Yes / No <input checked="" type="radio"/>
Dianne Digonogoro	1512 Secretariate	865 805 8954		Yes / No <input checked="" type="radio"/>
Mary B. Fox	1427 Secretariat Blvd	865 405 9266	Mary B. Fox	Yes / No <input checked="" type="radio"/>
Kris Higgins	1501 Secretariat			Yes / No
Patricia Trentham	9814 Seattle New Ln	407-462-4737	Patricia	Yes / No <input checked="" type="radio"/>

Name	Address	Phone #	Signature	Meeting Attendance
Jordan Janson	9905 Belmont Park Ln	(078) 936-0369		Yes / <input checked="" type="radio"/> No
Nancy Beck	9806 Seattle Slew Ln	865-257-0075		Yes <input checked="" type="radio"/> No
NINA MATA	0708 SEATTLE SLEW	708-308-6259		Yes <input checked="" type="radio"/> No
Teresa Bransfield	9700 Seattle Slew	239/789-5528		Yes <input checked="" type="radio"/> No
Barbara Paul	9705 Seattle Slew	(865) 531-8121		Yes / No
Amanda Dunn	9801 Seattle Slew Dr	(865) 247-1845		Yes <input checked="" type="radio"/> No
Pamela J. Smith	9802 Seattle Slew Dr.	949 -547-9379		Yes <input checked="" type="radio"/> No
Wanda Paulsen	9804 Seattle Slew	865-293-2725		<input checked="" type="radio"/> Yes / No
Vera Olshevskiy	1516 Foolish Pleasure	865-805-4092		Yes <input checked="" type="radio"/> No
Walter Cultright	1504 Secretariat Blvd.	865-375-9056		Yes <input checked="" type="radio"/> No
Paige Ewing	1519 Secretariat Blvd.	(865) 556-3072		Yes <input checked="" type="radio"/> No
Martha Madill	9924 Belmont PK Ln.	(865) 356-8399		Yes <input checked="" type="radio"/> No
				Yes / No
				Yes / No



The Endangered Species Act makes the taking of an animal on the endangered or threatened species list illegal. According to the act, to *take* is to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct." The U.S. Fish and Wildlife Service further defines *harm* to mean "an act which actually kills or injures wildlife." According to the act, *harassment* of a species is defined as "an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering." State governments may apply further restrictions on the taking of an endangered or threatened species. Any individual that knowingly takes a listed species can be fined up to \$25,000 by the federal government for each violation. The text of the law outlining federal penalties can be accessed [here](#).^{[4][22][23][24]}

Federal law prohibits individuals from engaging in interstate or foreign commerce with a federally protected plant species. Federal law also prohibits taking (e.g., moving, damaging or destroying) a protected plant on federal property. However, individuals may take, move, damage, or destroy a federally protected plant on private land, unless a state law prohibits such activity.^[25]

☑ As of July 2016, Tennessee had 93 species—75 endangered species and 18 threatened species—listed under the federal Endangered Species Act (ESA).

☑ Of these, 73 were animal species and 20 were plant species.

Federally listed species in Tennessee

There were 93 endangered and threatened animal and plant species believed to or known to occur in Tennessee as of July 2016.^[13]

The table below lists the 73 endangered and threatened animal species believed to or known to occur in the state. The word "entire" after a name indicates that the species occurs throughout the state.

Endangered animal species in Tennessee

Status	Species
Endangered	Acornshell, southern (<i>Epioblasma othcaloogensis</i>)
Endangered	Bat, gray Entire (<i>Myotis grisescens</i>)
Endangered	Bat, Indiana Entire (<i>Myotis sodalis</i>)
Endangered	Bat, Virginia big-eared Entire (<i>Corynorhinus (=Plecotus) townsendii virginianus</i>)
Endangered	Bean, Cumberland (pearlymussel) Wherever found; Except where listed as Experimental Populations (<i>Villosa trabalis</i>)
Endangered	Bean, purple (<i>Villosa perpurpurea</i>)
Endangered	Blossom, green (pearlymussel) Entire (<i>Epioblasma torulosa gubernaculum</i>)
Endangered	Blossom, tubercled (pearlymussel) Wherever found; Except where listed as Experimental Populations (<i>Epioblasma torulosa torulosa</i>)
Endangered	Blossom, turgid (pearlymussel) Wherever found; Except where listed as Experimental Populations (<i>Epioblasma turgidula</i>)
Endangered	Blossom, yellow (pearlymussel) Wherever found; Except where listed as Experimental Populations (<i>Epioblasma florentina florentina</i>)
Endangered	Clubshell Wherever found; Except where listed as Experimental Populations (<i>Pleurobema clava</i>)
Endangered	Clubshell, ovate (<i>Pleurobema perovatum</i>)
Endangered	Combshell, Cumberlandian Wherever found; Except where listed as Experimental Populations (<i>Epioblasma brevidens</i>)
Endangered	Combshell, upland (<i>Epioblasma metastriata</i>)
Endangered	Crayfish, Nashville Entire (<i>Orconectes shoupi</i>)
Endangered	dace, Laurel Entire (<i>Chrosomus saylori</i>)
Endangered	Darter, amber Entire (<i>Percina antesella</i>)
Endangered	Darter, bluemark (=jewel) Entire (<i>Etheostoma</i> sp.)
Endangered	Darter, boulder Entire (<i>Etheostoma wapiti</i>)
Endangered	Darter, Cumberland Entire (<i>Etheostoma susanae</i>)
Endangered	Darter, duskytail Entire (<i>Etheostoma percnum</i>)
Endangered	Elktoe, Appalachian Entire (<i>Alasmidonta raveneliana</i>)
Endangered	Elktoe, Cumberland (<i>Alasmidonta atropurpurea</i>)
Endangered	Fanshell (<i>Cyprogenia stegaria</i>)
Endangered	Kidneyshell, fluted (<i>Ptychobranthus subtentum</i>)
Endangered	Kidneyshell, triangular (<i>Ptychobranthus greenii</i>)



Endangered	Lampmussel, Alabama Wherever found; Except where listed as Experimental Populations (<i>Lampsilis virescens</i>)
Endangered	Lilliput, pale (pearlymussel) Entire (<i>Toxolasma cylindrellus</i>)
Endangered	Logperch, Conasauga Entire (<i>Percina jenkinsi</i>)
Endangered	Madtom, chunky Entire (<i>Noturus crypticus</i>)
Endangered	Madtom, pygmy Entire (<i>Noturus stanauli</i>)
Endangered	Madtom, smoky Entire (<i>Noturus baileyi</i>)
Endangered	Marstonia, royal (snail) Entire (<i>Pyrgulopsis ogmorhappe</i>)
Endangered	Moccasinshell, Coosa (<i>Medionidus parvulus</i>)
Endangered	Monkeyface, Appalachian (pearlymussel) (<i>Quadrula sparsa</i>)
Endangered	Monkeyface, Cumberland (pearlymussel) Wherever found; Except where listed as Experimental Populations (<i>Quadrula intermedia</i>)
Endangered	Mucket, pink (pearlymussel) Entire (<i>Lampsilis abrupta</i>)
Endangered	Mussel, oyster Wherever found; Except where listed as Experimental Populations (<i>Epioblasma capsaeformis</i>)
Endangered	Mussel, sheepnose (<i>Plethobasus cyphus</i>)
Endangered	Mussel, snuffbox (<i>Epioblasma triquetra</i>)
Endangered	Pearlymussel, birdwing Wherever found; Except where listed as Experimental Populations (<i>Lemiox rimosus</i>)
Endangered	Pearlymussel, cracking Wherever found; Except where listed as Experimental Populations (<i>Hemistena lata</i>)
Endangered	Pearlymussel, dromedary Wherever found; Except where listed as Experimental Populations (<i>Dromus dromas</i>)
Endangered	Pearlymussel, littlewing Entire (<i>Pegias fabula</i>)
Endangered	Pearlymussel, slabside (<i>Pleuroaia dolabelloides</i>)
Endangered	Pigtoe, Cumberland Entire (<i>Pleurobema gibberum</i>)
Endangered	Pigtoe, finerayed Wherever found; Except where listed as Experimental Populations (<i>Fusconaia cuneolus</i>)
Endangered	Pigtoe, Georgia (<i>Pleurobema hanleyianum</i>)
Endangered	Pigtoe, rough (<i>Pleurobema plenum</i>)
Endangered	Pigtoe, shiny Wherever found; Except where listed as Experimental Populations (<i>Fusconaia cor</i>)
Endangered	Pigtoe, southern (<i>Pleurobema georgianum</i>)
Endangered	Pimpleback, orangefoot (pearlymussel) (<i>Plethobasus cooperianus</i>)
Endangered	Rabbitsfoot, rough (<i>Quadrula cylindrica strigillata</i>)
Endangered	Riffleshell, tan Entire (<i>Epioblasma florentina walkeri</i> (=E. walkeri))
Endangered	Ring pink (mussel) (<i>Obovaria retusa</i>)
Endangered	Riversnail, Anthony's Wherever found; Except where listed as Experimental Populations (<i>Athearnia anthonyi</i>)
Endangered	Spectaclecase (mussel) (<i>Cumberlandia monodonta</i>)
Endangered	Spider, spruce-fir moss (<i>Microhexura montivaga</i>)
Endangered	Squirrel, Carolina northern flying Entire (<i>Glaucomys sabrinus coloratus</i>)
Endangered	Sturgeon, pallid Entire (<i>Scaphirhynchus albus</i>)
Endangered	Tern, least interior pop. (<i>Sterna antillarum</i>)
Endangered	Wartyback, white (pearlymussel) (<i>Plethobasus cicatricosus</i>)
Threatened	Bat, Northern long-eared (<i>Myotis septentrionalis</i>)
Threatened	Chub, slender Entire (<i>Erimystax cahni</i>)
Threatened	Chub, spotfin Entire, except where listed as an experimental population (<i>Erimonax monachus</i>)
Threatened	Dace, blackside Entire (<i>Phoxinus cumberlandensis</i>)
Threatened	Darter, slackwater Entire (<i>Etheostoma boschungii</i>)
Threatened	Darter, snail Entire (<i>Percina tanasi</i>)
Threatened	Madtom, yellowfin Entire, except where EXPN (<i>Noturus flavipinnis</i>)
Threatened	Pocketbook, finelined (<i>Lampsilis altilis</i>)
Threatened	Rabbitsfoot (<i>Quadrula cylindrica cylindrica</i>)
Threatened	Shiner, blue Entire (<i>Cyprinella caerulea</i>)
Threatened	Snail, painted snake coiled forest Entire (<i>Anguispira picta</i>)

Source: U.S. Fish and Wildlife Service, "Listed species believed to or known to occur in Tennessee"

The table below lists the 20 endangered and threatened plant species believed to or known to occur in the state.[14]

Endangered plant species in Tennessee

Status Species

Endangered Aster, Ruth's golden (*Pityopsis ruthii*)

Endangered	Avens, spreading (<i>Geum radiatum</i>)
Endangered	Bladderpod, Short's (<i>Physaria globosa</i>)
Endangered	Bladderpod, Spring Creek (<i>Lesquerella perforata</i>)
Endangered	Bluet, Roan Mountain (<i>Hedyotis purpurea</i> var. <i>montana</i>)
Endangered	Grass, Tennessee yellow-eyed (<i>Xyris tennesseensis</i>)
Endangered	Ground-plum, Guthrie's (=Pyne's) (<i>Astragalus bibullatus</i>)
Endangered	Leather flower, Morefield's (<i>Clematis morefieldii</i>)
Endangered	Lichen, rock gnome (<i>Gymnoderma lineare</i>)
Endangered	Prairie-clover, leafy (<i>Dalea foliosa</i>)
Endangered	Rock-cress, Braun's (<i>Arabis perstellata</i>)
Endangered	Sandwort, Cumberland (<i>Arenaria cumberlandensis</i>)
Endangered	Sunflower, whorled (<i>Helianthus verticillatus</i>)
Threatened	Fern, American hart's-tongue (<i>Asplenium scolopendrium</i> var. <i>americanum</i>)
Threatened	Goldenrod, Blue Ridge (<i>Solidago spithamea</i>)
Threatened	Pogonia, small whorled (<i>Isotria medeoloides</i>)
Threatened	Potato-bean, Price's (<i>Apios priceana</i>)
Threatened	Rosemary, Cumberland (<i>Conradina verticillata</i>)
Threatened	Skullcap, large-flowered (<i>Scutellaria montana</i>)
Threatened	-

Source: U.S. Fish and Wildlife Service, "Listed species believed to or known to occur in Tennessee"

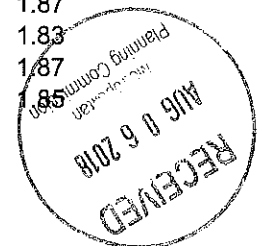
The United States contained 2,389 species protected under the Endangered Species Act as of July 2016 (this includes the 50 states but not U.S. territories). The map below displays the number of species protected under the Endangered Species Act in each state as of July 2016.[15]



Table ST-F1-2000. Average Number of Children Per Family and Per Family With Children, by State: 2000 Census

Source: U.S. Bureau of the Census
 Internet release date: September 15, 2004

State	Families		Own children under 18		
	Total	With own children under 18	Total	Average per family	Average per family with children
United States	71,787,347	34,588,368	64,494,637	0.90	1.86
Alabama	1,215,968	561,458	989,799	0.81	1.76
Alaska	152,337	88,484	174,113	1.14	1.97
Arizona	1,287,367	608,218	1,197,438	0.93	1.97
Arkansas	732,261	334,604	601,711	0.82	1.80
California	7,920,049	4,117,036	8,035,222	1.01	1.95
Colorado	1,084,461	543,588	1,004,792	0.93	1.85
Connecticut	881,170	419,285	772,790	0.88	1.84
Delaware	204,590	95,175	172,150	0.84	1.81
District of Columbia	114,166	49,104	88,899	0.78	1.81
Florida	4,210,760	1,779,586	3,200,461	0.76	1.80
Georgia	2,111,647	1,051,302	1,899,303	0.90	1.81
Hawaii	287,068	129,322	239,483	0.83	1.85
Idaho	335,588	170,463	343,031	1.02	2.01
Illinois	3,105,513	1,514,561	2,884,036	0.93	1.90
Indiana	1,602,501	767,836	1,432,898	0.89	1.87
Iowa	769,684	361,153	686,153	0.89	1.90
Kansas	701,547	345,091	659,418	0.94	1.91
Kentucky	1,104,398	516,344	901,105	0.82	1.75
Louisiana	1,156,438	572,053	1,049,117	0.91	1.83
Maine	340,685	157,325	279,827	0.82	1.78
Maryland	1,359,318	662,172	1,194,489	0.88	1.80
Massachusetts	1,576,696	748,865	1,382,189	0.88	1.85
Michigan	2,575,699	1,236,713	2,347,192	0.91	1.90
Minnesota	1,255,141	626,291	1,210,443	0.96	1.93
Mississippi	747,159	363,416	657,312	0.88	1.81
Missouri	1,476,516	699,779	1,293,406	0.88	1.85
Montana	237,407	111,807	211,642	0.89	1.89
Nebraska	443,411	217,636	420,245	0.95	1.93
Nevada	498,333	238,846	451,743	0.91	1.89
New Hampshire	323,651	158,410	289,296	0.89	1.83
New Jersey	2,154,539	1,025,556	1,880,026	0.87	1.83
New Mexico	466,515	235,030	445,404	0.95	1.90
New York	4,639,387	2,231,381	4,155,866	0.90	1.86
North Carolina	2,158,869	995,648	1,744,451	0.81	1.75
North Dakota	166,150	80,453	152,563	0.92	1.90
Ohio	2,993,023	1,409,912	2,632,157	0.88	1.87
Oklahoma	921,750	434,793	796,868	0.86	1.83
Oregon	877,671	410,803	766,709	0.87	1.87
Pennsylvania	3,208,388	1,430,808	2,653,125	0.83	1.83



State	Families		Own children under 18		
	Total	With own children under 18	Total	Average per family	Average per family with children
Rhode Island	265,398	124,867	228,391	0.86	1.83
South Carolina	1,072,822	495,276	875,535	0.82	1.77
South Dakota	194,330	95,180	185,835	0.96	1.95
Tennessee	1,547,835	707,305	1,239,200	0.80	1.75
Texas	5,247,794	2,723,330	5,164,472	0.98	1.90
Utah	535,294	299,746	663,394	1.24	2.21
Vermont	157,763	76,409	138,281	0.88	1.81
Virginia	1,847,796	881,893	1,561,010	0.84	1.77
Washington	1,499,127	742,481	1,385,475	0.92	1.87
West Virginia	504,055	213,072	363,929	0.72	1.71
Wisconsin	1,386,815	665,239	1,273,539	0.92	1.91
Wyoming	130,497	63,263	118,704	0.91	1.88

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1) 100-Percent Data, Tables P34 "Family Type by Presence and Age of Own Children" and P36 "Own Children Under 18 Years by Family Type and Age".

FOR FURTHER INFORMATION contact:
Fertility and Family Branch
301-763-2416



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

[MPC Comment] The Cove at Churchill Downs

4 messages

Trish Trentham <ptrentham82@gmail.com>
Reply-To: ptrentham82@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jul 24, 2018 at 1:11 PM

I am the President of the HOA at Churchill Downs and I am writing to express concerns with the proposed development:

THE COVE AT CHURCHILL DOWNS-MESANA INVESTMENTS, LLC a. Concept Subdivision Plan 8-SB-18-C Northwest side of Bob Kirby Road, northeast and southwest side of Secretariat Boulevard, Commission District 6. b. USE ON REVIEW 8-C-18-UR Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

We have already suffered enough development around our community with the renovation of Corner 16 and the construction going on underway right behind it on Bob Kirby for the new townhomes. There is no need for new housing in this area and the road itself is a danger, increasing traffic will only make it worse. In the past couple months, I have witnessed four different vehicles that have ran off the road and into the ditch on Bob Kirby on the side of the proposed development.

Furthermore, the potential development could cause flooding issues for current residences, as that land floods very often during storms, not to mention the potential issues surrounding construction.

We want to do everything in our power to prevent further development in our area. This section of Middlebrook Pike and Hardin Valley is titled "Scenic Route" and we want to keep it that way.

Please advise of any recourse we may take and provide any individuals we can contact to express our concerns.

Respectfully,

Patricia Trentham

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This message was directed to commission@knoxmpc.org

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Richard Graf <grafhomes@aol.com>, Tamara Boyer <tamaraboyer@charter.net>, Lou Browning <lbrowning@summitsouthmortgage.com>

Wed, Jul 25, 2018 at 12:37 PM

[Quoted text hidden]

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Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506

ptrentham82@gmail.com <ptrentham82@gmail.com>

Thu, Aug 9, 2018 at 12:33 PM

Reply-To: ptrentham82@gmail.com

To: TOM.BRECHKO@knoxmpc.org, brad.anders@knoxcounty.org, COMMISSION@knoxmpc.org, GERALD.GREEN@knoxmpc.org

Good morning,

I never received confirmation of the below email. Unfortunately, I am unable to make the public hearing today as I had travel plans prior to the little yellow sign being put up behind overgrown grass notifying of the public hearing of this potential development. I want to ensure you are aware of the movement in our neighborhood to stop this unnecessary development. Many people want to, but are unable to attend the meeting, since it begins at 1:30pm in the middle of the work week. To summarize, here are the potential concerns:

- Increased traffic will cause additional wrecks
- Displaced animals – we are already seeing deer, among other animals using this land since the development across the street
- Removal/disturbance of natural scenery, including some protected plants.
- Decreased property values since quiet secluded forest in backyards will turn into cookie cutter dwellings, swing sets, screaming children (you get the picture)
- Overcrowding in schools (the projections are not realistic)
- Overcrowding due to increase in population
- HOA Concerns – we have fees, a community pool, lawn service, etc. there is not enough room for these new residents to utilize our facilities
- Flood zone issues – part of this property is in a flood zone and the home sites I am sure will be built up and backyards of current homeowners will turn into run off areas.
- Builders proposal wants to decrease setbacks – this is a whole other issue if this is approved
- Construction sites are a target for theft and we value safety in our community
- What will happen to Plumb Creek? It already floods.

Based on the above, this application for development of this area should be denied. It is not in the best interest of the community and is not best suited for the environment. I am very concerned that since the developer is a former Knox County Commissioner that you already made your decision in your closed meeting on Tuesday. I certainly hope this is not the case and the developer's former status has no bearing on your decision. We elected our commissioners to represent what the people want and need, and this is not something we want or need.

Thank you for your consideration,

Patricia Trentham

From: Patricia Trentham <ptrentham82@gmail.com>

Sent: Saturday, July 28, 2018 9:35 PM

To: brad.anders@knoxcounty.org

Subject: The Cove at Churchill Downs

Dear Commissioner,