



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,