



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

[MPC Comment] The Cove at Churchill Downs

1 message

Trish Trentham <ptrentham82@gmail.com>

Tue, Jul 24, 2018 at 1:11 PM

Reply-To: ptrentham82@gmail.com

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

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>

[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

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Planning Commission

We, the citizens of the community of Churchill Downs Subdivision, petition the county to NOI 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 under way 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
Trenna Underwood	9906 Belmont Park Ln	865 318 9036		Yes/No
Healy Betty	1541 Secretariat	865-690-1932	Healy Betty	Yes/No
Brett Castilaw	1605 Secretariat	865. 266 3598		Yes / No
ROWENA CASTILAW	1605 Secretariat	865. 266 3598	Rowena Castilaw	Yes/No
Kathy Jacobson	1607 Genuine Risk	865. 684-5812		Yes/No
Chris Boto	1607 Genuine Risk	865-363-7169	Chris Boto	Yes/No
Peter B. Miller	1611 Genuine Risk Rd	865 323 1027		Yes/No
	1615 Genuine Risk	865 599 8641		Yes / No
DAVE EIKELBERG	1608 GENUINE RISK	321 277 7537		Yes/No
	1512 SECRETARIAT	865 805 8954		Yes/No
Mary B. Fox	1427 Secretariat Blvd	865 405 9266	Mary B. Fox	Yes/No
Kris Higgins	1501 Secretariat Ln			Yes / No
Patricia Trentham	9814 Scattered New Ln	407-462-4737		Yes/No

Name	Address	Phone #	Signature	Meeting Attendance
Jordan Johnson	9905 Belmont Park Ln	(618) 936-0369		Yes / <input checked="" type="radio"/> No
Nancy Beck	9806 Seattle Slew Ln	865-257-0075	Nancy Beck	Yes / <input checked="" type="radio"/> No
NINA MATA	9808 SEATTLE SLEW	708-308-6259	Nina Mata	Yes / <input checked="" type="radio"/> No
Teresa Bransford	9700 Seattle Slew	239-789-6528	Teresa Bransford	Yes / <input checked="" type="radio"/> No
Barbara Paul	9705 Seattle Slew	(865) 531-8121	Barbara Paul	Yes / No
Amanda Dunn	9801 Seattle Slew Dr	(865) 247-1845	Amanda Dunn	Yes / <input checked="" type="radio"/> No
Pamela J Smith	9802 Seattle Slew Dr.	949 -547-9379	Pamela J. Smith	Yes / <input checked="" type="radio"/> No
Walter Cuthright	9804 Seattle Slew	865-293-2725	Walter Cuthright	Yes / <input checked="" type="radio"/> No
Vera Olshevsky	1516 Foolish Pleasure	865-805-4092	Vera Olshevsky	Yes / <input checked="" type="radio"/> No
Walter Cuthright	1504 Secretariat Blvd.	865-375-7056	Walter Cuthright	Yes / <input checked="" type="radio"/> No
Raige Ewing	1519 Secretariat Blvd.	865-556-3072	Raige Ewing	Yes / <input checked="" type="radio"/> No
Martha Madril	9904 Belmont Park Ln.	(865) 356-8399	Martha Madril	Yes / <input checked="" type="radio"/> No
				Yes / No
				Yes / No

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HARRISBURG, PA
Planning Commission

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](#).¹²⁵¹

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.¹²⁵¹

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 (Epiblasma othcaloogensis)
Endangered	Bat, gray Entire (Myotis grisescens)
Endangered	Bat, Indiana Entire (Myotis sodalis)
Endangered	Bat, Virginia big-eared Entire (Corynorhinus (=Plecotus) townsendii virginianus)
Endangered	Bean, Cumberland (pearlymussel) Wherever found; Except where listed as Experimental Populations (Villosa trabalis)
Endangered	Bean, purple (Villosa perpurpurea)
Endangered	Blossom, green (pearlymussel) Entire (Epiblasma torulosa gubernaculum)
Endangered	Blossom, tubercled (pearlymussel) Wherever found; Except where listed as Experimental Populations (Epiblasma torulosa torulosa)
Endangered	Blossom, turgid (pearlymussel) Wherever found; Except where listed as Experimental Populations (Epiblasma turgida)
Endangered	Blossom, yellow (pearlymussel) Wherever found; Except where listed as Experimental Populations (Epiblasma florentina florentina)
Endangered	Clubshell Wherever found; Except where listed as Experimental Populations (Pleurobema clava)
Endangered	Clubshell, ovate (Pleurobema perovatum)
Endangered	Combshell, Cumberlandian Wherever found; Except where listed as Experimental Populations (Epiblasma brevidens)
Endangered	Combshell, upland (Epiblasma metastriata)
Endangered	Crayfish, Nashville Entire (Orconectes shoupi)
Endangered	dace, Laurel Entire (Chrosomus saylori)
Endangered	Darter, amber Entire (Perca antesella)
Endangered	Darter, bluemask (=jewel) Entire (Etheostoma sp.)
Endangered	Darter, boulder Entire (Etheostoma wapiti)
Endangered	Darter, Cumberland Entire (Etheostoma susanae)
Endangered	Darter, duskytail Entire (Etheostoma percnurum)
Endangered	Elkoe, Appalachian Entire (Alasmidonta raveneliana)
Endangered	Elkoe, Cumberland (Alasmidonta atropurpurea)
Endangered	Fanshell (Cyprogenia stegaria)
Endangered	Kidneyshell, fluted (Ptychobranchus subtentum)
Endangered	Kidneyshell, triangular (Ptychobranchus greenii)



Endangered	Lampmussel, Alabama Wherever found; Except where listed as Experimental Populations (Lampsilis virescens)
Endangered	Lilliput, pale (pearlymussel) Entire (Toxolasma cylindrellus)
Endangered	Logperch, Conasauga Entire (Percina jenkinsi)
Endangered	Madtom, chucky Entire (Noturus crypticus)
Endangered	Madtom, pygmy Entire (Noturus stanauil)
Endangered	Madtom, smoky Entire (Noturus baileyi)
Endangered	Marstonia, royal (snail) Entire (Pyrgulopsis ogmorhaphae)
Endangered	Moccasinsnail, Coosa (Medionidus parvulus)
Endangered	Monkeyface, Appalachian (pearlymussel) (Quadrula sparsa)
Endangered	Monkeyface, Cumberland (pearlymussel) Wherever found; Except where listed as Experimental Populations (Quadrula intermedia)
Endangered	Mucket, pink (pearlymussel) Entire (Lampsilis abrupta)
Endangered	Mussel, oyster Wherever found; Except where listed as Experimental Populations (Epioblasma capsaeformis)
Endangered	Mussel, sheepsnose (Plethobasus cyphus)
Endangered	Mussel, snuffbox (Epioblasma triquetra)
Endangered	Pearlymussel, birdwing Wherever found; Except where listed as Experimental Populations (Lemiox rimosus)
Endangered	Pearlymussel, cracking Wherever found; Except where listed as Experimental Populations (Hemistena lata)
Endangered	Pearlymussel, dromedary Wherever found; Except where listed as Experimental Populations (Dromus dromas)
Endangered	Pearlymussel, littlawing Entire (Pegias fabula)
Endangered	Pearlymussel, slabside (Pleuronata dolabelloides)
Endangered	Pigtoe, Cumberland Entire (Pleuronema gibberum)
Endangered	Pigtoe, finrayed Wherever found; Except where listed as Experimental Populations (Fusconaia cuneclus)
Endangered	Pigtoe, Georgia (Pleuronema hanleyianum)
Endangered	Pigtoe, rough (Pleuronema plenum)
Endangered	Pigtoe, shiny Wherever found; Except where listed as Experimental Populations (Fusconaia cor)
Endangered	Pigtoe, southern (Pleuronema georgianum)
Endangered	Pimpleback, orangefoot (pearlymussel) (Plethobasus cooperianus)
Endangered	Rabbitfoot, rough (Quadrula cylindrica strigilata)
Endangered	Riffleshell, tan Entire (Epioblasma florentina walkeri (=E. walkeri))
Endangered	Ring pink (mussel) (Obovaria retusa)
Endangered	Riversnail, Anthony's Wherever found; Except where listed as Experimental Populations (Athearna anthonyi)
Endangered	Spectaclecase (mussel) (Cumberlandia monodonta)
Endangered	Spider, spruce-fir moss (Mlicrohexura montivaga)
Endangered	Squirrel, Carolina northern flying Entire (Glaucomyx sabrinus coloratus)
Endangered	Sturgeon, pallid Entire (Scaphirhynchus albus)
Endangered	Tern, least interior pop. (Sterna antillarum)
Endangered	Wartyback, white (pearlymussel) (Plethobasus cicatricosus)
Threatened	Bat, Northern long-eared (Myotis septentrionalis)
Threatened	Chub, slender Entire (Erimystax cahni)
Threatened	Chub, spottin Entire, except where listed as an experimental population (Erimonax monachus)
Threatened	Dace, blackside Entire (Ploxinus cumberlandensis)
Threatened	Darter, slackwater Entire (Etheostoma boschungii)
Threatened	Darter, snail Entire (Percina tanasi)
Threatened	Madtom, yellowfin Entire, except where EXPN (Noturus flavipinis)
Threatened	Pocketbook, finelined (Lampsilis altis)
Threatened	Rabbitfoot (Quadrula cylindrica cylindrica)
Threatened	Shiner, blue Entire (Cypripella caerulea)
Threatened	Snail, painted snake coiled forest Entire (Anguispira picta)

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

Endangered plant species in Tennessee

Status Species

Endangered Aster, Ruth's golden (Pityopsis ruthii)



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]

Endangered	Avens, spreading (<i>Gum radatum</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 bibulatus</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 perstollata</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	-



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		Average per family with children under 18
	With own children under 18	Total	

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	1.86

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