



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Marietta church rezoning

'Shana Fasone' via Commission <commission@knoxplanning.org>

Thu, Dec 13, 2018 at 12:16 PM

Reply-To: shanafasone@yahoo.com

To: commission@knoxmpc.org

To whomever this concerns,

I am against the re-zoning of the land East of Marietta Church Rd, North of Buttermilk rd. File # 12-C-18-SP. due to the congestion, traffic and constant building already taking over Hardin Valley. The roads and school systems are already far too crowded as is. Some land needs to be left as such.

Thanks!

Shana Fasone

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This message was directed to commission@knoxmpc.org

Google Groups

Agenda Item #41 HMH Development

Frazier <r_frazier@comcast.net>

Dec 4, 2018 9:12 AM

Posted in group: **Commission**

Board of Commissioners,

I wanted to once again bring your attention to the benefits of developers, land owners and community members working together in regards to land use.

As you know, our group Hardin Valley Planning Advocates was organized to provide a voice to address managed growth, infrastructure improvements with development, the conservation of resources and historically significant landmarks, and to monitor rezoning and sector plan amendment requests within our district. Our focus is on the need for managed growth and suitable development that will ensure a strong sense of community for many years to come, and there are developers out there who feel the same.

A short time ago, Hunter Harrison with HMH Development, reached out to me and asked if I would sit down with this team and discuss a piece of property of interest. We talked at length about density, slope, setback, barriers, impact on traffic and schools, lot size, price points, green space, road improvements and the overall product. Mr. Harrison was not only willing to hear the community's vision, but he was willing to consider all of our requests.

Mr. Harrison spoke with community members living adjacent to the property and discussed his vision and asked for their input. I also spoke with community members and worked with Mr. Harrison to locate and preserve a well house on the property dating back to the late 1800s, early 1900s by creating an entrance with a no disturb area of 100 feet. We were happy to inform the families on Marietta Church that the historical landmark would not be disturbed and that HMH had offered to place a plaque recognizing its significance. He has included HVPA in every redesign including moving the development's road over 70 feet, raising it by approximately 10 feet to improve the lots in regards to sloping concerns and reducing lot numbers to 52 with the intent to increase lot size. Mr. Harrison allowed for lots facing existing land owners to have 170 foot depths with 15 foot barriers. Just this morning, he called to let me know that he thinks that there is a way to increase the size of flat green space for "a surprise amenity".

His efforts to add value back to the community is greatly regarded and can be observed in other developments by HMH in Hardin Valley like Harrison Springs and Massey Creek. This is just one more example of why it is critically important that the board consider including adequate notification and communication as a requirement of applicants. It does make a difference.


I'd also like to quickly acknowledge Goodall Homes for the walking path connecting all three schools on the Hardin Valley campus, their contribution to the new electronic jumbo tron at Hardin Valley Academy. I'd like to thank Ball Homes for their support of an athletic practice field at HVA and an outdoor classroom at HVES.

Thank you for allowing me to share this good news and be a very small part in improving the land use and development process in Hardin Valley.

Your service is appreciated.

Respectfully,

Kim Frazier

 hvpa logo 2



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] 12-C-18-SP

Jerry & Michele <42knox@gmail.com>
Reply-To: 42knox@gmail.com
To: commission@knoxmpc.org

Thu, Dec 13, 2018 at 11:25 AM

Please be strategic and vote down! The growth in the area has been so explosive, I don't see how the infrastructure and, specially, the schools can possibly sustain more living units. Someone needs to hit the pause button while current projects finish and impacts can be evaluated. Not to mention the housing market is slowing and it would be tragic to bulldoze that beautiful property just to have it sit there unfinished, like we saw after the slowdown.

Jerry Inman
Magnolia Pointe Subdivision

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File number: 12-C-18-SP

Simmon Mwangi <simmonm@hotmail.com>

Thu, Dec 13, 2018 at 12:02 PM

Reply-To: simmonm@hotmail.com

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

I am expressing my opposition to this development. This area is getting so overcrowded and the main road in Hardin valley isn't enough to stand the traffic problems exists with several subdivisions in the process of being built already. Please help us solve the existing problems before approving more residential area.

Sincerely

Simmon Mwangi

2651 Brooke Willow Blvd

37932

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] 1921 Marietta Church Road issues

1 message

'Dylan Ogle' via Commission <commission@knoxmpc.org>

Fri, Nov 30, 2018 at 9:44 AM

Reply-To: dylanogle@rocketmail.com

To: commission@knoxmpc.org

The issues that will occur with this property being bought by developer are as followed.
Infrastructure will be further compromised by this development.

Eye sores such as junkyard cars in the local area near property will also be a local EPA violation

Neighbor uproar due to neighbors on property line.

The road does not have the necessary traffic control for increase in traffic.

A historic piece to community is on the property.
(Developers promises buffer)

Community is not welcome to new developments

TDEC is concerned with this land and Hardin Valley as a whole.

Thank you
Dylan Ogle
Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] RE: Rezoning / Plan Amendment Staff Report

Chris Sharp <chris@urban-eng.com>
Reply-To: chris@urban-eng.com
To: Liz Albertson <liz.albertson@knoxmpc.org>
Cc: hmhconst@comcast.net, commission@knoxmpc.org

Mon, Dec 10, 2018 at 3:35 PM

Thanks, Liz:

I attached a letter request to reduce the requested density from 2.5 units per acre to 2.1 units per acre.

Please let me know if you have questions.

Thanks and have a good afternoon.

Chris Sharp, P.E.
Urban Engineering, Inc.
11852 Kingston Pike
Knoxville, TN 37934
(865) 966-1924

From: Liz Albertson <liz.albertson@knoxmpc.org>
Sent: Monday, December 10, 2018 12:31 PM
To: chris@urban-eng.com
Subject: Rezoning / Plan Amendment Staff Report

Hi Chris -

Just wanted to let you know that our staff report is completed. You can view it here: https://agenda.knoxmpc.org/2018/dec2018/12-D-18-RZ_12-C-18-SP.pdf

Please let me know if you have any questions.

Thanks,

-Liz

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Liz Albertson, AICP

Senior Planner

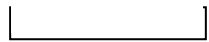
Knoxville-Knox County Metropolitan Planning Commission

400 W. Main Street, Suite 403

Knoxville, TN 37902

liz.albertson@knoxmpc.org

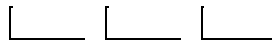
Office: 865-215-3804



Would you like to meet with me? Schedule a meeting here!

<http://doodle.com/liz.albertson>

See what's happening on our social sites



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This message was directed to commission@knoxmpc.org

2 attachments



Letter_MPC_121018.pdf

386K



Concept_Plan_120318.pdf

82K



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Marietta Church Development | File: 12-C-18-SP | Opinion for the record

Michael Twardy <michaeltwardy@gmail.com>
Reply-To: michaeltwardy@gmail.com
To: commission@knoxmpc.org

Thu, Dec 13, 2018 at 11:23 AM

Good afternoon, Planning Commissioners.

I am unable to attend today's scheduled meeting to discuss the future of the property across from Marietta Church in Hardin Valley. Although I work downtown - my schedule is packed, so I am writing this in lieu of attending.

My wife is from Knoxville, and we met while living in Los Angeles. After seven years of working, and sitting in traffic in a very congested and sprawling city - we decided that it was no place to raise a family. So, we packed up and moved to East Tennessee. We fell in love with Hardin Valley, and the natural beauty of the area. The rich pastures, rolling hills, and farmland convinced us that this was where we wanted to live and start a family.

That was a little over ten years ago. Since then, we have watched this area get clear cut, paved over, and crowded. It's as if the rural community we were drawn to was force-fed steroids for suburban sprawl. The roads have become unsafe, litter has increased, and the natural wildlife and habitat has been disrupted beyond repair. Yet, here we are - again - to discuss the development of another subdivision.

There are plenty of available homes on the market, and several subdivisions currently building even more new homes in this area already. Hardin Valley schools are overflowing - less than a decade after being completed. The roads can't handle the traffic as they stand - and yet, we're considering paving over more open land, and increasing the population in a community that is not equipped to support it....

It's saddening to witness the destruction of the very thing that drew us - and many others - to this beautiful valley. But we don't have to continue this way.

Please - I am pleading with this commission to deny this current request, and any more similar developments in this area. The mascot for Hardin Valley is the hawk - which is ironic, as every time a subdivision is approved, the literal homes of the hawks - are destroyed.

Please reject the current application in your hands.

Thank you for taking this opinion into consideration when making your decision.

Sincerely,

Mike Twardy

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This message was directed to commission@knoxmpc.org