





(Photo #1, above) The Burnett property line runs approximately 3 feet to the left of this line of trees. Notice our driveway on the right side of the tree line.

(Photo #2)





(Photo #2, above) Shows exiting from Couch Mill Road and going straight down our driveway, Couch Mill curves to the left and Turpin Lane goes to the right off of our driveway. The pav permission and not part of Turpin Lane nor does it belong to the county. My mother's house (shown in photo) and my home (600 feet straight down the driveway) both have Couch Mill Ro Lane) thus adding more proof to what I am saying is correct.

(Photo #3)





(Photo #3, above) The county put this "broken arrow" sign below the Turpin Lane sign to indicate a break between these two county roads. The placement of the post holding these two signs (by the public) if they were placed at the end of Turpin Lane thus causing the need for the broken arrows.

Other reasons for my opposition are:

1. The housing and population growth rate in Hardin Valley has outgrown the road size for the number of cars, commercial trucks and school buses having to pass on these narrow roads on this leg of Couch Mill Road is the Road is no longer a gravel road. The width has not changed. Rezoning will only allow more cars and trucks on an already dangerously narrow road.
2. The land requiring rezoning is between my water well, my mother's water well and the Presley's water well. Even if city sewage is brought in there's still a chance of well-water contamination and around homes for pest control and herbicides in yards for weed control along with a number of other hazardous waste materials that can contaminate our wells by rain runoff. By increasing the contamination possible. This contaminated runoff could also affect the pond water of neighbors who's property is at a lower elevation than our property. Water table contamination and by then the developers and contractors have moved on and current land owners will be left with the financial burden of finding and connecting to an alternative water source.
3. During winter months the additional vehicles traveling down Steele Road's major hill will create unnecessary hazards and risks especially now that Hardin Valley Middle School's accommodates a maximum of 1 bus or 2 cars. Ice or snow on the hill will greatly magnify the possibility of an accident involving children driven to school or riding the bus.

4. This rezoning and Amendment does not conform to community standards as this section of Couch Mill Road consist of Mini Farms or are limited to one home per acre.

Terry Burnett

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Agenda Items 5-A-18-SP & 5-D-18-RZ**

1 message

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**patty fox** <nanafox08@comcast.net>  
Reply-To: nanafox08@comcast.net  
To: commission@knoxmpc.org

Sun, Jun 10, 2018 at 4:58 PM

Greetings,

I am writing to express my disapproval of the planned development of the property on 11915 East Turpin Lane. I live on Turpin lane and I get to enjoy the view of the horse pasture currently located on this property. Me and my fellow neighbors like the peace and quiet we have. If this property gets rezoned to allow up to 5 houses per acre then one of the man reason we love living here will be gone. The increased neighborhood noise and traffic is a huge concern. The roads getting to my home are narrow and unsafe now, so allowing an additional 60 plus cars is a disaster in the making.

Please consider voting no on the amendment to rezone this property from Agricultural to Low Density Residential.

Thank you for your time and attention to this very important matter.

Claude M. & Patsy J. Fox

11906 East Turpin Lane

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] Agenda items 5-A-18-SP & 5-D-18-RZ.**

1 message

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**tcum@knox911.org** <tcum@knox911.org>

Sun, Jun 10, 2018 at 6:27 PM

Reply-To: tcum@knox911.org

To: commission@knoxmpc.org

We live at 12017 Couch Mill. The proposed project would impact us significantly. Our water meter is at the corner of Couch Mill and Sam Lee roads. We have a water right away that runs from that corner to our property.

In addition we are in the planning phases to remodel this home even widening the road two feet could impact us dramatically. We currently have the minimum Road right away. We cannot move our expansion further back on our property due to sewer and septic system.

All other homes in this area are on at least an acre lot. For this reason we request the commission to decline the request to rezoning the proposed property.

Thank you for your time and attention.

Tonya and Walter Cum

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] East Turpin Lane

1 message

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**Shannon Sorah** <sorah@comcast.net>

Sun, Jun 10, 2018 at 8:27 PM

Reply-To: sorah@comcast.net

To: commission@knoxmpc.org

Hi, I am Shannon Sorah and I live on Couch Mill Rd. I know you are having a meeting on the development on East Turpin Lane.

I am whole heartily against any development on this road but especially a large development. First of all, our road and the area is small, not amenable to the amount of traffic this would increase. There are already so many developments going on in Hardin Valley, do we really need another one? Why are we trying to fit as many houses as possible into each acre?

I moved to Knoxville 17 years ago. I loved the fact that you had a little piece of a city but still had farms. When we bought our house on Couch Mill, it delighted me to see the farms with horses and cows. This development is going to ruin the landscape and what makes our area great.

I just don't see a need for that many houses to be crammed into our little road. Even if you widen the road, the amount of traffic will be horrible.

I ask that you please reconsider all of this. 40 houses is even too many!

Sincerely,  
Shannon Sorah

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] FW: Agenda item # 32 for MPC meeting 06/14/2018**

1 message

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**Joe Denton** <joedenton@knoxauto.com>

Sun, Jun 10, 2018 at 8:57 PM

Reply-To: joedenton@knoxauto.com

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

Cc: "vsmccain@hotmail.com" <vsmccain@hotmail.com>

To The MPC ,

My name is Joe Denton. My wife and I live at [11780 Couch Mill Rd Knoxville TN 37932](#) in Knox County.

We have concerns about agenda item #32 that is on for a meeting on June 14, 2018. We are not opposed to development in our area. We do believe it should be done with care; for public safety and be consistent with the surrounding zoning and development. We have three major concerns that we have listed below. We hope you will give much thought to them.

1. To rezone Turpin Ln property from Agricultural to planned residential would be inconsistent with surrounding properties and development. We believe the current zoning which allows 1 house per acre is adequate and consistent.
2. To allow for more than 1 house per acre would increase the traffic and present a danger at two intersections. The intersection of Turpin Ln and Couch Mill Rd and the intersection of Couch Mill Rd and Sam Lee. There is a blind hill when exiting Couch Mill onto Sam Lee; which is the direction traffic would flow when making their normal daily trips.
3. We have 4 children; three of which are youthful drivers. The increased traffic and narrow roads add to the current safety concern we already have.

Thank you for your time and consideration

Joe and Donn Denton

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Hardin Valley concerns

1 message

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**Amy Brooks** <amy.brooks@knoxmpc.org>

Mon, Jun 11, 2018 at 9:00 AM

Reply-To: amy.brooks@knoxmpc.org

To: susantparks@yahoo.com

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

What are we going to do to answer this question that folks out in Hardin Valley have - it's a valid concern.

- When do we start evaluating the capacity of existing public schools?
- Is this a policy decision that the County needs to weigh in on?
- Is there an opportunity to work with Knox County Schools? Are they concerned about this?

Would love to discuss sometime soon.

Amy

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

From: **'Susan Parks' via Commission** <commission@knoxmpc.org>

Date: Sun, Jun 10, 2018 at 8:25 PM

Subject: [MPC Comment] 14-June Agenda item # 32: 5-A-18-SP Ashley Healy & 5-D-18-RZ

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

I am writing to express my disapproval to both an amendment to the sector plan and request for rezoning of the property on 11915 East Turpin Lane. I agree with the MPC staff recommendation to deny the rezoning of 11915 East Turpin Road. I live on Couch Mill Rd past East Turpin Lane. I share the same concerns that many of my neighbors have already expressed over rezoning this property.

I used KGIS maps to review the lots off Couch Mill Rd and the three roads off of Couch Mill Road - East Turpin, Hewitt, and Providence Ridge. I found that the smallest lot size is 1 acre. Leaving the property as agricultural will allow the lot sizes to be 1 acre which is consistent with all the other properties on Couch Mill Rd, East Turpin, Hewitt, and Providence Ridge. The Couch Mill area is a rural. People move here to have land - not have 5 houses per acre or even 2 houses per acre. There are no sewer lines to these properties. We (Couch Mill residences) have septic tanks. It is very important to preserve agricultural and rural areas in Knox County and to avoid spot zoning.

Couch Mill is a narrow road. If you pass a bus or a large vehicle, one of you pulls off onto the side of the road and stops and lets the other person pass. When you pass a car, you slow down and sometimes even stop. I realize the road could be widened, but it would negatively impact a house that was built in 1899 and is currently being lived in! I personally would consider East Turpin Road a one lane road.

Also, widening the roads would not fix the problem of visibility of turning onto Sam Lee Rd. The only exit off Couch Mill is onto Sam Lee Rd at the top of a hill. Visibility in turning is limited on both the right and left side. Two of my most memorable incidents at this intersection were when I looked left, right, and left again before going when someone speeding on Sam Lee Rd suddenly appears. They were memorable because of the other driver's reaction. However, I could not see them on the blind hill, and they were speeding!

In my research, I also found that there are currently 59 house/lots of Couch Mill, East Turpin, Hewitt, and Providence Ridge. The proposed plan is for 65 houses. This proposed subdivision would more than double the traffic off Couch Mill Road.

This property is very close to Beaver Creek. It appears from the topo map attached that water will run off this property into Beaver Creek. Beaver Creek's water quality directly affects Melton Hill Lake's water quality. I have concerns about mud from construction running into Beaver Creek. I also have concerns about the water practices that the developer used on their Campbell Station subdivision. It is very important to preserve Beaver Creek!

Lastly, my concerns are for our schools. According to WBIR, Hardin Valley Elementary is the second most overpopulated Knox County elementary school. HVES had 1,088 students and capacity of 968 students. With all the new subdivisions going up, these numbers will not get better. Please consider our overcrowding of our schools when approving new subdivisions.

Thank you!

Susan Parks

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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Amy Brooks, AICP  
Planning Services Manager


865-215-4001 office  
865-679-9020 cell

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 **KGIS Maps Topo map of Turpin and Beaver Creek.pdf**  
341K



Search By: **Address** **Parcel** **Owner** **Place**

Enter Address:

[Intro](#) [Maps](#) [Results](#) [Legend](#) [Help](#)



Launch

**Historical Aerials**

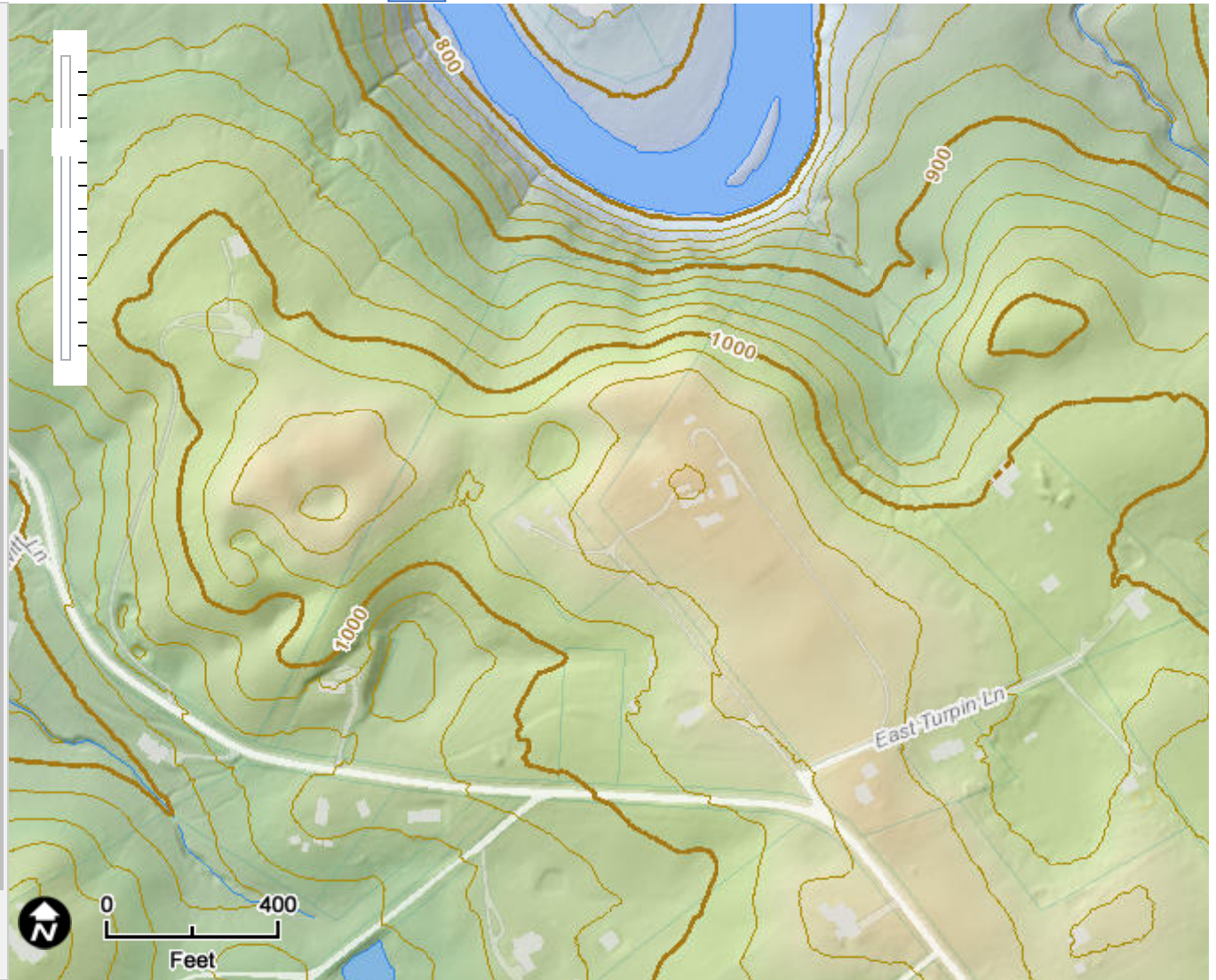
**Planning and Zoning Maps**

**Political District Maps**

**School District Maps**

**Other Maps**

- Census Tracts (2010)
- Census Tracts (2000)
- City Ward Map
- Knoxville Neighborhood Groups - [Viewer](#)
- Neighborhoods
- Parks
- Property Tax Sale - [Knox Co Trustee](#)
- Knox Co. Surplus Property Auction
- Soil Types
- TCA Restriction Zones
- Topography
- Topo Historical 2008-2010
- Traffic Counts - [More at knoxtrans.org](#)
- USGS 24K Topo





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

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**[MPC Comment] RE: Files 5-A-18-SP & 5-D-18-RZ Ashley Healy Northwest side of East Turpin Lane, northeast of Couch Mill Rd, Commission District 6**

1 message

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**Jay Warrick** <jhwarrick@me.com>  
Reply-To: jhwarrick@me.com  
To: commission@knoxmpc.org

Sun, Jun 10, 2018 at 8:58 PM

Dear MPC Members,

I am writing to provide input on the proposed zoning change for property located at [11915 East Turpin Lane](#) in Northwest Knox County. Currently this property is zoned "A," and the proposal is to rezone to "PR 5 du/ac." Because of work responsibilities I will be unable to attend the hearing scheduled for June 14, so I very much appreciate your willingness to consider these points.

My family and I live at [12015 Couch Mill Road](#). As you know, Couch Mill Road is the only access road to Turpin Lane. Couch Mill is a narrow road, often requiring that larger vehicles stop and pull onto the shoulder when passing one another. Couch Mill abuts Sam Lee Road, a somewhat wider, but still narrow, hilly road between Couch Mill and Steele Rd.. Vehicles traveling from Turpin Lane to Hardin Valley Road will have to use these roads, as there is no other egress.

I am very concerned about the safety of our community if the property were to be developed into a subdivision of this density. Traffic on these roads would increase substantially, especially during school months. Construction vehicles would severely interrupt flow of local traffic. Residents who walk in our area would be at greater risk as there are no sidewalks.

The existing infrastructure is completely inadequate to support such a development. In addition to the road issue, such a development would likely require overhaul of gas, sewer, and electric infrastructure. In addition, the schools in our area are already over capacity. A subdivision of this density is likely to further pressure school enrollement.

Finally, a development in this location, especially with 5 homes per acre, would not be in keeping with the character of the existing residential community. Current homesites in this area tend to occupy at least one or more acres. Although secondary to safety in importance, the beauty of this area would be severely impacted by such a dense development.

The mission of the MPC is, in part, "[to] promote healthy, vibrant communities through comprehensive planning and land use management..." With all due respect, I would assert that allowing such development would not be consistent with your mission, because to any impartial observer such a development would strain community resources, decrease safety, and appear very much out of place.

Thank you very much for your time and consideration,

Jay Warrick  
[12015 Couch Mill Rd.](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Strong objections to rezoning 11915 East Turpin Lane

1 message

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**Kermit Parks** <khparcs@gmail.com>

Sun, Jun 10, 2018 at 11:16 PM

Reply-To: khparcs@gmail.com

To: commission@knoxmpc.org

Unfortunately, I will be out of town on Thursday and will not be able to appear in person to make my objections to the rezoning of [11915 East Turpin Lane](#).

I believe this is referred to as Agenda item # 32: 5-A-18-SP Ashley Healy & 5-D-18-RZ.

First, I want to say that the request for 5 dwellings per acre is completely unreasonable. I feel this is a negotiating tactic. I would urge the MPC to see that for what it is and reject it. It should not be used as a number from which to negotiate. At least one other subdivisions on this road has a two acre minimum lot size. A one acre per dwelling is appropriate here.

Second, I want to raise the issue of the water quality in Beaver Creek. In the past year, new subdivisions near Beaver Creek on Sam Lee road have left over an inch of mud in the roadway after storms. This continued into Beaver Creek. Beaver creek is key to wildlife and fishing on Melton Hill lake. The lake is key to the economy of the greater Knoxville region. TVA has strategically protected the creek and significant effort has been made by the county government and citizens to protect the creek. However, this development manages to subvert that protection. The water quality has significantly decreased in recent years.

Third, I want to raise the issue of clear cutting and grading the entire lot. If the rezoning occurs, they will likely, as every other current subdivision in process has, clear cut the land. The other homes on this road have left much of the natural landscape to protect the creek.

The MPC has to provide residents with consistent zoning. This 13.9 acre exception would be exactly that, an exception. An exception that is bad for the creek, incompatible with the amount of traffic the roads can handle, incompatible with current sewer availability, incompatible with adjacent property and objected to by many neighbors.

Again, I regrettably will not be in town to attend the meeting. I urge the commission to reject the proposed rezoning in its' entirety.

Sincerely,

Kermit H. Parks  
[11708 Couch Mill Rd.](#)  
[Knoxville, TN 37932](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] Turpin Lane / Agenda Items 5-A-18- SP & 5-D-18-RZ**

1 message

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**Edgar Faust** <edgarmfau@icloud.com>

Sun, Jun 10, 2018 at 9:06 PM

Reply-To: edgarmfau@icloud.com

To: commission@knoxmpc.org

MPC Commission Board -

I am a 40 year plus resident of Couch Mill Road in Hardin Valley. This particular portion of the valley is still zoned Rural Residential and Agricultural and should remain so. The proposed rezoning to allow two to five houses per acre would be totally inappropriate for the following reasons.

- The proposed lot sizes would be incompatible and totally out of character from the existing lot sizes in the area.
- The rezoning would constitute a spot rezoning ENTIRELY surrounded by land zoned Rural Residential and Agricultural.
- Access to the area is very poor at best over two very narrow roads with several blind spots, plus a very dangerous intersection (blind hill) at Sam Lee Rd and Couch Mill Rd.
- Access to the property over existing Turpin Lane is questionable at best from a legal stand point. Certainly it could not be widened at its current location.

I respectfully ask your consideration of these points in making your decision and deny the rezoning request.

Thank you,

Edgar Faust  
11828 Couch Mill Road

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] 14-June Agenda item # 32: 5-A-18-SP Ashley Healy & 5-D-18-RZ**

1 message

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**John McCain** <jrmccain67@hotmail.com>  
Reply-To: jrmccain67@hotmail.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jun 12, 2018 at 12:01 AM

Dear Board of Commissioners and MPC Staff,

I am writing to express my disapproval to both an amendment to the sector plan and the request for rezoning of the property on [11915 East Turpin Lane](#).

A zoning change to the subject property from Agricultural to Planned Residential would constitute a **spot rezoning** and would be **totally out of character** from existing parcels in the neighborhood. Not only is that not appropriate, it would also set a precedent for future rezoning of our surrounding properties. My neighbors and I bought our properties based on the Agricultural zoning in place and do not support a precedent setting change. One-acre minimum sized lots could be developed on this property under the current Agricultural zoning which would be consistent and compatible with all of the surrounding parcels and Couch Mill community.

Many neighbors have already shared their concerns about the **inadequate and narrow roads and related safety issues/concerns**. As a resident of the Couch Mill Community, I have first-hand experience with the roads and will reinforce that these concerns are valid and should be taken under serious consideration. Note, there are currently less than 60 houses/lots off Couch Mill, East Turpin, Hewitt, and Providence Ridge. With a proposed plan for up to 65 houses, traffic would more than double and present significant danger at two intersections (Turpin Ln and Couch Mill Rd / Couch Mill Rd and Sam Lee Rd).

The Couch Mill community doesn't want to stop development in Hardin Valley. However, we do want smart growth that is done with care for public safety, does not jeopardize local environment and watersheds and is consistent with surrounding parcels.

I respectfully ask MPC to deny these rezoning requests.

Thank you for your service and for your time and attention to hear our concerns.

John McCain  
[11761 Couch Mill Rd](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Agenda items 5-A-18-SP & 5-D-18-RZ**

1 message

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**Crane, Karen** <KCrane@oakridgetn.gov>

Mon, Jun 11, 2018 at 12:58 PM

Reply-To: kcrane@oakridgetn.gov

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

I would like to take this opportunity to voice my concerns regarding the proposed development of property on Turpin Lane. My family have been residents in our beautiful community for 32 years. We have endured many changes some good, some not so good. I cannot in good conscience find any good reason to destroy the landscape of our neighborhood by peppering it with 2-5 houses per acre, as proposed by the Developer, Scott Davis. That type of greed is beyond my understanding! Prior developments down our road have been upscale mini farms and homes with large lots. Traffic at this point has been courteous, as we have a one lane road trying to support all the vehicles. The traffic that this proposed subdivision would bring in will far exceed the road capacity and will cause lengthy backups trying to get onto Couch Mill and Sam Lee roads. In addition to traffic safety concerns, there are issues with excavation equipment and heavy traffic from construction for months on end. I understand that Hardin Valley has become a place where new families want to raise families, but take a stroll down Hardin Valley and Hickory Creek roads. It seems that houses are going up overnight. Enough is enough. The schools are becoming overcrowded as it is. This proposed subdivision is truly not a positive venture for the community. Please save our neighborhood from this particular development.

Thank you for your consideration of my concerns.

Karen Crane

Electronic communications with officials and employees of the City are subject to Tennessee's Public Records Act.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] Amendments 5-A-18-SP & 5-D-18-RZ**

1 message

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**Jeff & Valerie Broyles** <jvbroyles@comcast.net>

Mon, Jun 11, 2018 at 1:24 PM

Reply-To: jvbroyles@comcast.net

To: commission@knoxmpc.org

Good Afternoon,

I just wanted to take a moment to let you know the Couch Mill Community had two meetings one on April 29th and one on June 10th to discuss the the property located at [11915 East Turpin Lane](#) and our hopes for its future. Collectively we wish to oppose the rezoning of the property from Agricultural to Low Density Residential.

We had the opportunity to meet with the builders Ashley & David Healy and their developer Scott Davis on June 6th. It was generous of them to take the time to come out and meet with a select few of us in the community to express their vision for the property. It was conveyed to them that this area is mainly 1-5 acre tracks and the development they wished to build did not conform to the surrounding properties and we were opposed to the 5 houses per acre. They are willing to reduce their request to a minimum of 3 per acre with community approval. I'm not sure a compromise can be reached with the community as we wish the property to stay Agricultural and that limits the houses to 1 per acre. Healy Builders said that 1 house per acre wouldn't be a viable option for them.

The Couch Mill community doesn't want to stop development in Hardin Valley. We want smart growth that wont jeopardize the roads, local watersheds and bordering properties. Since some of the members of our community will not be able to attend the meeting Thursday due to work, I am attaching pictures of the turnout from yesterdays meeting.

Thanks again for all your efforts for smarter growth in the community and listening to our concerns on these amendments.

Thanks,

Jeff & Valerie Broyles

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**2 attachments**



**June10 Meeting.jpeg**  
161K



**June10 Meeting2.jpeg**  
162K



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

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## [MPC Comment] District 6 opposing the rezoning plan

1 message

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**Crystal Chambers** <noahduncan1@icloud.com>

Mon, Jun 11, 2018 at 5:07 PM

Reply-To: noahduncan1@icloud.com

To: commission@knoxmpc.org

Dear Board of Commissioners and MPC staff,

I would like to express my opposition of the rezoning and plan amendment that would negatively impact those living and traveling to work and to school on couch mill road and Turpin lane, Sam lee and Steele road. I am highly opposed to the rezoning and plan amendment because number 1 first and foremost is for safety reasons. Couch mill road (the dead end one, one way in and one way out) road is already highly traveled and unsafe now. With more houses and more traffic on this road will make it extremely more dangerous and unsafe for all. The 14 acres needs to stay as is meaning agriculture and does not need to be re-zoned for the safety of those that already reside on couch mill and Turpin road. Please don't approve the re-zoning as it needs to stay agriculture as is. The property is also not designed to be rezoned and would pose many dangerous and more unsafe conditions. Couch mill road needs to stay a county road. A few more concerns from myself and many more are sewage issues, as the majority of homeowners on couch mill are septic users, drainage into wells, as a few of us have wells, also the hardin valley elementary, academy, and middle schools capacity are already maxed out by over 400 more students now. Please don't approve the re-zoning as it will be even more unsafe for our kids and family's more than it already is. Couch mill road and Turpin road are incapable of tolerating more traffic flow. Thank you for your time and attention and for the opportunity for our concerns to be heard. Sincerely, Crystal Chambers (property owner on couch mill road for 17 years)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] Turpin, Couch Mill, Hardin Valley 14-June Agenda item # 32: 5-A-18-SP Ashley Healy & 5-D-18-RZ**

1 message

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**Lynn Faust** <tnlfaust@gmail.com>  
Reply-To: tnlfaust@gmail.com  
To: commission@knoxmpc.org

Mon, Jun 11, 2018 at 3:24 PM

Subject: 14-June Agenda item # 32: 5-A-18-SP Ashley Healy & 5-D-18-RZ,

Rezoning and Development near Couch Mill Rd and Turpin Lane in Hardin Valley of Knox County

Dear Board of Commissioners and MPC Staff,

As a resident of Couch Mill Road since 1977, I am writing to urgently request that the rezoning of the property on East Turpin Lane and Couch Mill Road in Hardin Valley be reconsidered as detrimental to the residents of Turpin and Couch Mill Road and beyond in terms of safety, health and the rural quality of life. The current zoning of Agricultural and Rural Residential is far more appropriate.

The infrastructure simply does not exist on these narrow country roads. For two cars to pass on the majority of sections of both roads, one car must pull over and stop while the other passes. Buses, construction vehicles or trucks often require one driver to back up to find a safe spot to allow passage. To attempt to walk on either road is to risk being flattened like a possum.

As with most residents on these roads, our water comes from a well and our sewage goes into a septic tank. Explosive inappropriate development threatens our health by disrupting our underground water sources. Positive soil perk tests are often difficult to achieve in our cherty clay and often thin soil. Higher density housing, 3-5 houses an acre development, is not appropriate for this rural land. There is a good reason most the land is zoned agricultural.

My expertise is wildlife, natural green spaces and specifically, lightning bugs. Currently the "wilder, less fragmented" lands of Couch Mill Rd and Turpin Lane are home to over 15 species of lightning bugs, not to mention wildlife large and small (foxes, deer, raccoons, extensive insect, reptile, amphibian and bird life). I have watched with grief over the past 41 year as population after population of our fireflies have been extinguished from earth moving, development, light pollution and habitat destruction. I have been saddened as each pond and wetland that used to be home to minks and turtles on Hardin Valley Rd has been filled in- the animals are gone. The woods, nearby creek and lake shores are home to many wildflowers, some rare, plants and trees. Agricultural and Rural Residential zoning, though imperfect, will help preserve our vanishing green spaces.

Spot rezoning allowing three to five houses an acre zoning on Couch Mill Road or Turpin Lane will assure more wildlife killed and plant "deserts" and we all lose in the end.

With dismay I have watched my own road and Hardin Valley which was once a designated scenic byway, become fragmented, developed, top soil lost forever, ridges skimmed off and wetlands filled in. It has been difficult to imagine that any planning or forethought has been used in this short sighted over development of Hardin Valley. Some day mankind might realize their folly at "developing" some of our finest agricultural and green spaces in an attempt to cram in as many houses/apartments/condos as possible while forgetting the importance of intangibles such as lovely open space, green space, shaded woodlands, parks and dark night skies. These intangibles in actuality improve the quality of everyone's life in terms of cleaner air, better sleep, shade and stress relief.

My three sons are grown now, but I still remain active mentoring at-risk children in the Hardin Valley Schools. The schools **are already** over capacity. Each child loses when over-capacity is the reality, but the future of the at-risk children dims greatly and in potentially tragic directions in over crowded schools.

Please retain the agricultural and rural residential zoning of Couch Mill Road and Turpin Lane.

Respectfully,

Lynn Faust

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*Fireflies, Glow-worms, and Lightning Bugs: Identification and Natural History of the Fireflies of the Eastern and Central United States and Canada*

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)