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**[MPC Comment] MPC File No. 6-G-18-RZ**

1 message

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'Myra Sharp' via Commission <commission@knoxmpc.org>  
Reply-To: msharp6182@yahoo.com  
To: commission@knoxmpc.org

We

In reference to:  
Agenda Item No. 40  
Smithbilt LLC  
East side Willow Fork Ln., north side E. Emory Rd., Commission District 7.  
Rezoning from A (Agricultural to PR (Planned Residential)).

My name is Myra Sharp and my family lives at [4607 East Emory Rd](#) in the Halls Crossroads community.

I oppose the zoning changes for the following reasons:

Increased traffic on East Emory Rd—current traffic counts at the intersection of East Emory Rd/Willow Fork Ln are 12;299 vehicles per day. This section of East Emory Rd. is a 2 lane road, and the proposed subdivision entrance would be near a blind hill a speed limit is currently 45 mph, while the 5 lane section of East Emory Rd. between Norris Freeway and I-75 has a speed limit of 40. This section where the proposed subdivision would be located has no sidewalks and the ditch is so deep In some areas it pedestrians. As you can imagine, drivers speed on this section and the increased traffic will likely increase the number of accidents.

Per Smithbilt the added daily traffic would be 321 more trips per day. Our section of East Emory currently has more traffic than the 5 lane portion of Norris Freeway between Maynardville Hwy & East Emory at the entrance to a large shopping center ( Rural Badcock's Furniture). The current daily traffic count there is 12,231. Our driveway is accessed via Willow Fork Ln and we are the only residents that use this 1 lane street. Traffic is so heavy and dangerous on East Emory that our mailbox is located on Willk

We are also concerned about the impact to Willow Fork creek located to the north of the proposed subdivision. This creek borders our property on the north and west boundaries. This creek regularly overflows and our low lying property has experienced flo Halls Public Library was constructed in the 4500 block of East Emory.

The 5.7 acres that Smithbilt owns is located directly to the east of our property and is elevated more than ours. We are concerned about the runoff and the impact it may have on our property.

My husband's family has been on the 9 acres that we own for a long time. Actually his grandparents Clarence & Fannie (Silvey) Summey lived there from at least 1935 until they both passed away approximately 13 years ago. My father-in-law and mother-in-law built a house on this same property in 1975. My husband, two children and myself have lived in this home for 18 years. This is a special place to all of us and we have enjoyed living there. We have deer on our property y birds, owls, box turtles and an occasional red fox. We worry that the construction of 28 homes in the small area next door will have a negative impact on the wildlife native to this area. We enjoy watching the animals while we relax in our yard.

We respectfully ask that you consider our concerns and questions while deciding this important matter.

This will certainly negatively impact the traffic situation as the road widening process hasn't even began yet—East Emory Between Maynardville Hwy and Tazewell Pk.

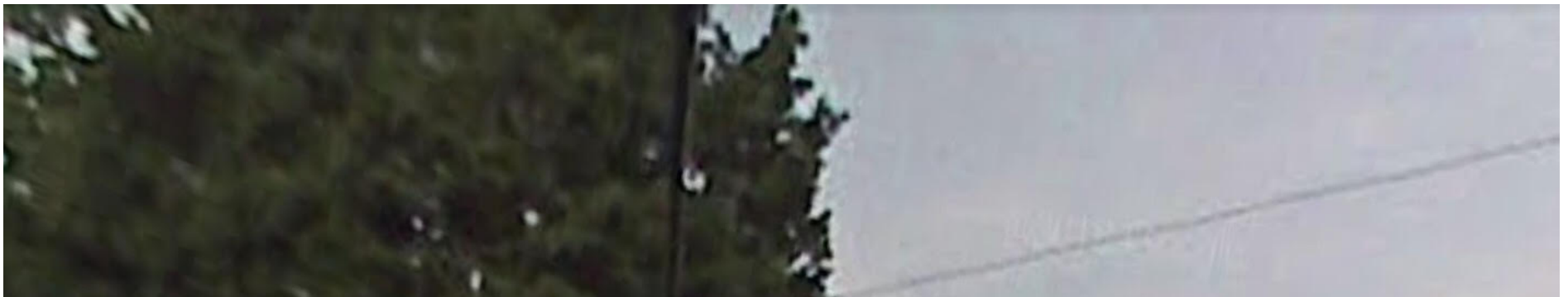
We're concerned with the potential flooding to Willow Fork creek and our property that is downhill from the subdivision. What are the plans for the retention/detention pond. What kind of border/barrier will be installed between our property and 28 new homes?

Like everyone else we enjoy returning home each day to a quiet, peaceful place when we get off work. We enjoy our time outside on the weekends as well. We are concerned about the noise level and fear that our peaceful area of Halls Crossroads will for negative way.

Unfortunately we have not been contacted by anyone from Smithbilt and would just like to be made aware of their plans.

Due to the traffic situation, noise level, concern for damage to our home and/or property due to water runoff, we respectfully request the rezoning be reduced to 3 homes per acre instead of 5 homes per acre.

I have included pictures of the intersection of East Emory Rd and Willow Fork Ln.







7415 Willow Fork Ln



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4621 TN-131





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Regards,  
Myra and Jeffrey Sharp  
[4607 East Emory Rd](#)  
[Knoxville TN 37938](#)

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