



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 5-D-18-RZ

**AGENDA ITEM #:** 32

5-A-18-SP

**AGENDA DATE:** 6/14/2018

POSTPONEMENT(S): 5/10/2018

**APPLICANT:** ASHLEY HEALY

OWNER(S): Ashley Healy

TAX ID NUMBER: 103 057

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 11915 East Turpin Ln

**LOCATION:** Northwest side East Turpin Ln., northeast of Couch Mill Rd.

**TRACT INFORMATION:** 13.93 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via East Turpin Ln., a local street with 14' or less of pavement width within 15' of right-of-way. Nearby Couch Mill Rd. is a local street with 15' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek and Clinch River

**PRESENT PLAN DESIGNATION/ZONING:** RR (Rural Residential) / A (Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

**EXISTING LAND USE:** Residence and vacant land

**PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Vacant land / A (Agricultural)

South: Houses / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under Agricultural zoning.

**STAFF RECOMMENDATION:**

► **DENY the requested LDR (Low Density Residential) sector plan designation.**

There is no justification to warrant an amendment to the sector plan for this proposal. The property is located in the Rural Area, is surrounded on all sides by Agricultural zoning and development, and has poor access from narrow roads. The existing Rural Residential sector plan designation is appropriate for this site, and should be maintained.

► **DENY the rezoning to PR (Planned Residential), consistent with the denial recommendation for the associated sector plan amendment.**

The applicant has reasonable use of the property under Agricultural zoning. The Agricultural zone allows residential development on 1 acre minimum lot sizes, consistent with surrounding development. Approval of PR zoning for this site would allow incompatible lot sizes compared to surrounding parcels. It would constitute a spot rezoning, giving this property development rights that no one in the immediate area would be afforded.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No new roads or utilities have been introduced in this area to make low density residential development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately designates this site for rural residential uses. The Northwest County Sector Plan was updated less than two years ago in 2016. Knox County Commission adopted the updated sector plan on August 22, 2016. There are no apparent errors in the plan and nothing has changed in the area since the 2016 sector plan adoption to justify amending the sector plan. The current Rural Residential plan designation for this site is intentional and appropriate.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Most new, larger residential developments in the Hardin Valley area have been located along collector or arterial streets. That indicates a policy that would exclude this site from approval. The closest non-agricultural zoned property in the area is on Steele Rd. to the southeast of this property. Steele Rd. is classified as a minor collector street. Both East Turpin Ln. and Couch Mill Rd. are local streets with inadequate pavement widths.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There have been several residential developments approved in the Hardin Valley area, but all have been located on collector or arterial streets that have adequate pavement width and capacity to support low density residential development. This site has access from two local streets, East Turpin Ln. and Couch Mill Rd., both of which have inadequate pavement widths of around 15 feet.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This location is not suitable for PR zoning. If rezoned, it would be a clear, inappropriate spot zoning.
2. The existing A zoning allows reasonable use of the property for residential development with one acre minimum lot sizes, consistent with the surrounding area.
3. There is no justification to amend the sector plan for this property, in order to consider PR zoning at any density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that approval of PR zoning for this site would lead to development that is not compatible with the surrounding area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The rural residential plan designation and Agricultural zoning should be maintained for this property.
2. Allowing low density use of this property could have a negative impact on the established agricultural properties on all sides.
3. The access streets for the development are classified as local streets, and are narrow and inadequate to serve low density residential development. Also, East Turpin Ln. has a 90 degree turn between Couch Mill Rd. and the subject property, which could create safety issues, unless realigned or improved in some way, which would require cooperation in obtaining additional land from adjacent property owners.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With approval of the requested Northwest County Sector Plan amendment to LDR, the requested PR zoning at a density of up to 5 du/ac would be consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The policies of the Growth Policy Plan would limit the allowable density of this site to no more than 2 du/ac. However, staff is of the opinion that the sector plan amendment that would be needed to support that density is not warranted.
3. The current zoning does not present any apparent conflicts with any adopted plans, and should be maintained.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: 737 (average daily vehicle trips)

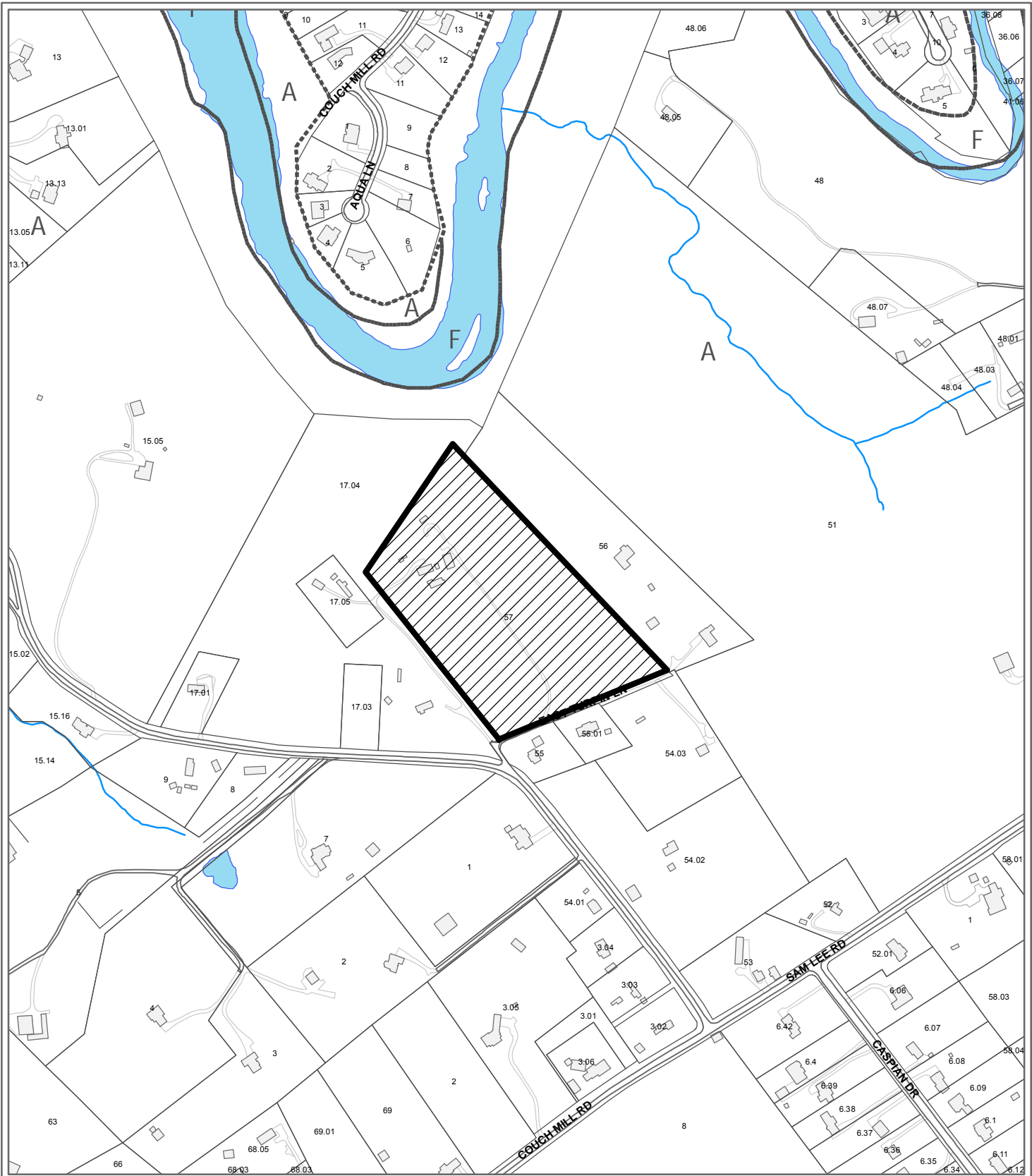
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 28 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



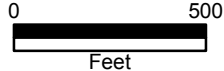
**5-D-18-RZ / 5-A-18-SP  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: RR (Rural Residential)  
To: LDR (Low Density Residential)

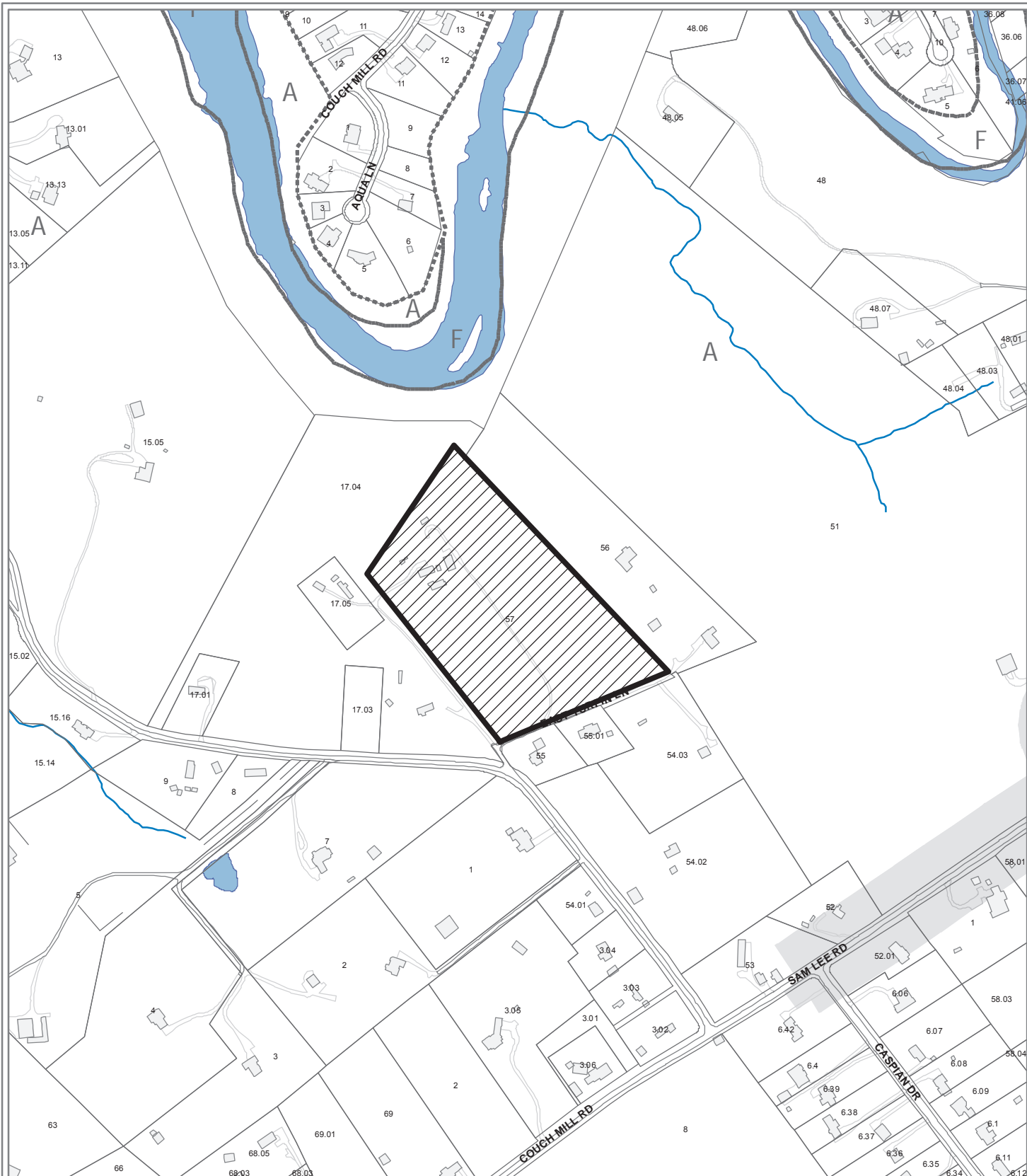


Petitioner: Healy, Ashley

Map No: 103  
Jurisdiction: County



Original Print Date: 4/16/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-D-18-RZ  
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Healy, Ashley

Map No: 103

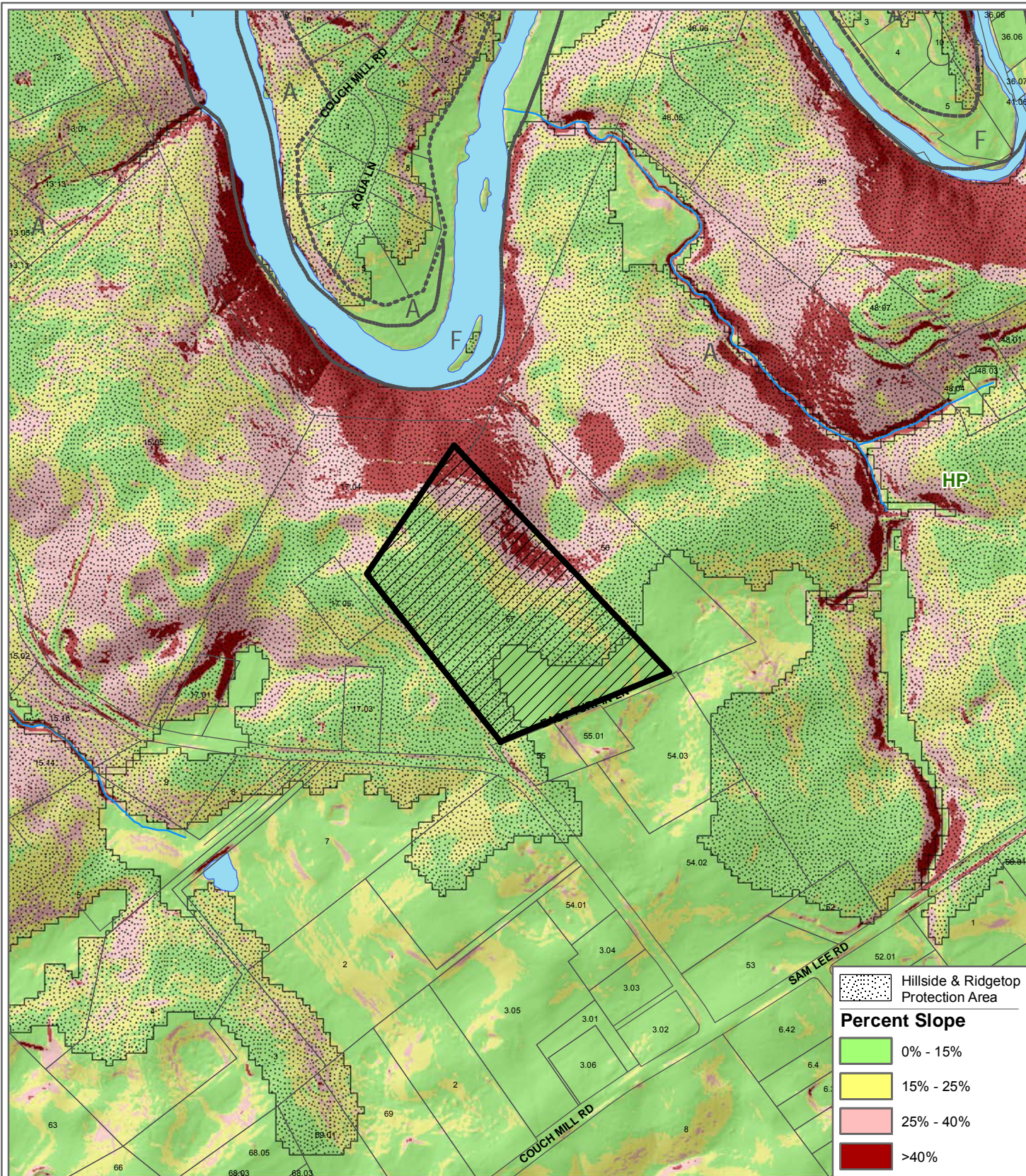
Jurisdiction: County



Original Print Date: 4/16/2018

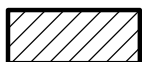
Revised: 4/18/2018

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-D-18-RZ  
REZONING - SLOPE ANALYSIS**

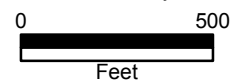
From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 4/16/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Healy, Ashley

Map No: 103  
Jurisdiction: County



## 5-D-18-RZ Slope Analysis

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			2.57
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	11107	6.37
2	15%-25%	3447	1.98
3	25%-40%	2345	1.35
4	>40%	1658	0.95
			<b>10.65</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>13.22</b>



12018 Couch Mill Rd.  
Knoxville, TN  
37932  
4-30-18

MAY 2 2018

Dear Metropolitan Planning personnel,

I am writing to add my voice to other neighbors' in the Hardin Valley School district about a housing development to be allowed on Turpin Lane.

Couch Mill Road is congested enough already. The added traffic would mean expansion of the existing road, plus sewer, cable TV, etc, adding new hazards and expenses, not to mention unsightly pollution of the countryside.

I am unaware of zoning restrictions. I am hoping there is something the Planning Commission can do to prevent this subdivision from coming into our area, or at least to minimize its effects.

Thank you!

Sincerely,

Elizabeth S. Hoefler

865-693-1529



---

## [MPC Comment] Hardin Valley Planning Advocates

1 message

---

Frazier <r\_frazier@comcast.net>

Wed, May 9, 2018 at 6:04 PM

Reply-To: r\_frazier@comcast.net

To: commission@knoxmpc.org

Cc: Terry Hill <terryhillschoolboard@gmail.com>, Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>, doug.bataille@knoxcounty.org

Dear MPC Officials, Staff and Board of Commissioners,

On behalf of the organized group, Hardin Valley Planning Advocates (HVPA), I would like to thank you for your service and commitment to Knoxville and Knox County. Your willingness to hear and acknowledge public input is reflected in your willingness to guide and work with community groups just like ours, and we are truly thankful.

At the last meeting, we were given the opportunity to introduce not only our group, HVPA, but also the growing concerns of residents living and or working in the Hardin Valley Community. As you know, Hardin Valley continues to be the fastest growing area in all of Knox County and the most populated, causing infrastructure strain and stress on our school enrollment numbers. Although it is exciting to see our beautiful area prosper and become "home" to so many thriving young families and businesses, the growth in the Hardin Valley community is rapidly outpacing needed improvements to basic infrastructure as outlined and recommended in the MPC 2003 Northwest Sector Plan.

After 2 years of research, our community saw a need for the addition of schools in our area based on factual data and studies provided by our county officials and departments. By working closely with them, I helped organized a group of professionals to be a positive, progressive voice for our initiative to build a middle school (Hardin Valley Supports a Middle School), and Hardin Valley Middle School will open this fall.

I, along with hundreds of Hardin Valley residents, now see a need for public input to advance the implementation of infrastructure needs studied and identified by MPC and have organized a similar group of professionals, Hardin Valley Planning Advocates (HVPA) to once again be voice for our community regarding growth and conservation concepts.

So far, I have had several encouraging meetings with county officials, departments, school board representatives, land owners and developers who share our beliefs that we should all come together to consider the impact of land use, preserve green space and work with Hardin Valley community to ensure infrastructure needs are met.

I am willing to run the race and hope that you will journey alongside me to promote smart growth in not only our community, but all communities within Knox County. With this said, I feel that we are already addressing ways in which our processes for land use and development can be improved with regards to Small Area Plans (in addition to Sector Plans), an updated transportation study scheduled for fall 2018, additional training of decision makers on land use impact, density definitions re-evaluated, addressing "but for" standards caused by development and revisiting school impact numbers to more accurately reflect specific communities.

These are huge steps in working towards planning communities with deliberateness.

Moving forward, each month you will be presented with numerous requests for rezonings, subdivisions, site plan reviews, and zoning code amendments in the Northwest Sector, District 6. As you review these requests, I ask that you please take into consideration the various concerns voiced to you by our group and individual Hardin Valley residents; density levels, school impact numbers, transportation planning, walkability, connectivity, safety, contour changes, parks and recreational centers and preservation of land for community spaces.

Before your May 10<sup>th</sup> meeting, I would like to reemphasize some very important points, specifically bringing to your attention the following requests currently on the preliminary agenda:

Concepts / Uses on Review, Agenda Item No.

13. Fretz Road – Mesana Investments, LLC

Final Subdivisions, Agenda Item No.

16. Goodison Park Phase II – Turner Homes, 45 lots, 12 acres

17. Hardin Valley West, Northwest side of Hardin Valley-Hughston Homes, 121 lots, 32.7 acres

22. Massey Creek, Phase 2, 45 lots, 25 acres

Rezoning and Plan Amendments, Agenda Item No.

36. Ashley Healy - Healy Homes - This request to amend and rezone from RR to LDR and A to PR is greatly opposed by residents living on Couch Mill Rd and Turpin Lane. I currently reside at 11835 Couch Mill Rd and have personal input to add to public input regarding this development. Couch Mill Rd is the main and only entry/exit to this proposed development. Couch Mill Rd barely meets standards for two car accessibility and safety is a top concern. Exiting Couch Mill Rd onto Sam Lee Rd is also a major safety concern due to congestion and visibility. The development plan is 5 houses per acre on 13 acres greatly impacting road congestion and school enrollment. The planned entrance is using a private drive, not a public road. There are no plans for walkability nor connectivity. I have spoken with property owners surrounding this parcel who state that the developer also made offers to purchase their land explaining that surrounding neighbors were selling and that by not selling, they would be land locked. After discussions among residents, this was found to be untrue and misleading. Couch Mill and Turpin Lane residents oppose this development altogether. HVPA requests that MPC consider land use impact, school number impact, green space requirements, transportation planning, walkability, connectivity and density. I attempted multiple times to speak with David Healy prior to the May 10th MPC meeting, with no success. I have scheduled a meeting with David Healy for Tuesday, May 15 – location to be determined.

Currently there are hundreds of vacant homes already constructed directly and indirectly off of Hardin Valley Road. Based on MPC calculations, a new residential dwelling is constructed every 32 hours in Hardin Valley. Current developments have not considered connectivity to encourage walkability, multiple entries/exits, impact on schools and green space conservation. Contour changes on new developments is a growing concern among adjacent homeowners, as well as, drainage and detention basins. Knox County identifies Hardin Valley at Pellissippi to be the #1 Hot Spot Crash Location in their 2016 Strategic Transportation Plan. We are working with developers to bring these concerns to their attention and we ask for your assistance and support in also making them aware of how their land use impacts our community. Surrounding residents ask for consideration of land use in regards to density, student yield and green space conservation. Density, design, excessive student yield and green space misuse is opposed by HVPA and it is our hope that you will take these points into consideration when making decisions regarding land use in Hardin Valley.

Hardin Valley Elementary School: Capacity 900, Enrollment 1 100

Karns Middle School: Capacity 1200, Enrollment 1593

Hardin Valley Academy: Capacity 1800, Enrollment 2100

As always, thank for your time and consideration and the opportunity to be a part of building better communities.

Respectfully,

Kim Frazier

Hardin Valley Planning Advocates  
865-805-1005



---

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

1 message

---

Valerie McCain <vsmccain@hotmail.com>

Sat, Jun 2, 2018 at 3:21 PM

Reply-To: vsmccain@hotmail.com

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

RE: 5-A-18-SP Ashley Healy & 5-D-18-RZ

Northwest side of East Turpin Lane, northeast of Couch Mill Rd, Commission District 6

Dear Board of Commissioners and MPC Staff,

As a resident of the Hardin Valley Community, I'd like to thank you for your service and commitment to the people living and working in our area.

As you know, Hardin Valley continues to be the fastest growing and most populated community in the Northwest Sector with nearly 600 building permits approved in 2017. With this kind of rapid growth comes increased infrastructure strains on our schools, roadways and greenspace.

The Rezoning and Plan Amendment referenced above (request to amend and rezone from RR to LDR and A to PR) is greatly opposed altogether by residents living on Couch Mill Rd and Turpin Lane. I currently reside at [11761 Couch Mill Rd](#) and would like to express my opposition to the request that would negatively impact those living, traveling and attending school on Couch Mill Road, Turpin Lane, Sam Lee and Steele Road. My concerns are as follows:

Road Safety :

- The intersection of Couch Mill Road and Sam Lee Rd is located on a blind hill making it unsafe for travelers pulling on to Sam Lee from Couch Mill Road.
- Couch Mill Road is currently unsafe and barely meets the width requirements for two car travel. There have been multiple accidents on this road and it is unsafe, as well as, incapable of tolerating increased traffic flow.
- The East Turpin Lane and Couch Mill Rd intersection DOES NOT meet the width requirement for two car travel. In fact, the road way proposed as an entrance to the Developers plan is not a road at all -it is a private drive.
- The Developers plan does not include or improve walkability and offers no connectivity. Therefore, proposing only one way in and out onto a dangerous road.

Sewage:

- Sewage access is of major concerns by all residents as the majority of homes are septic users. The closest sewage access is nearly a mile away.

Environmental Concern/Land use impact :

- The contour changes associated with a development of this type will affect drainage and run off onto conservation / protected bodies of water and effect the local wildlife.

School Capacity:

- The proposed development provided by Healy Homes would yield approximately 65 homes and up to 100 school age students should you approve their request. Schools in this area already exceed county established capacities.

Additionally, the Developer communicated with existing residents that only 5-6 homes would be constructed, which is not the ~ 65 homes the Developer is requesting from MPC. The Developer also communicated with existing residents that others in the area had agreed to sell their property and that if they did not sell, they would be land locked. This was found to be untrue and misleading

- 
- 

Couch Mill and Turpin Lane residents oppose this development altogether and we respectfully request that MPC please consider safety, land use impact, school number impact, greenspace requirements, transportation planning, walkability, connectivity and density in your decision making.

Thank you for your time and attention and for the opportunity for our concerns to be heard. Please feel free to contact me directly or Kim Frazier at Hardin Valley Planning Advocates.

Sincerely,

Valerie McCain

[vsmccain@hotmail.com](mailto:vsmccain@hotmail.com)

To: MPC Commissioners/Staff

Reference: MPC file number 5-A-18-SP

MPC file number 5-D-18-RZ

Date: May 18, 2018

My name is Mark Kennedy, I reside at 11902 East Turpin Ln Knoxville Tn. 37932. I have owned this property for approximately 10 years. I have worked in Law Enforcement in Knox County for over 24 years. During my career, I have been trained in Accident Reconstruction and worked a large number of motor vehicle and pedestrian accidents. I am presently assigned to our School Division. In this assignment I see School Bus accidents frequently. Couch Mill Road and East Turpin are home to many school age children who ride buses to and from school. I, along with others, have personally witnessed buses driving off the road to avoid contact with an oncoming vehicle. This type of diversion occurs every time 2 cars pass on both Couch Mill Rd and East Turpin Lane. In addition, the site distance restrictions east and west pulling out onto Sam Lee from Couch Mill, which is the only entrance / exit into the proposed development, is of major safety concern. Please also note, that the only entrance / exit into the proposed development infringes upon a private drive though to be a Couch Mill Rd extension. I have provided some data that I hope gives you a better picture of my professional and personal concerns.

#### Issues/Concerns

##### 1- Road Width

Measured 4 separate areas near proposed development. Measured from edge to edge.

**Couch Mill Rd:** (Image #4)

- A) 16.5 ft
- B) 15.2 ft
- C) 15 ft
- D) 15.6 ft

**East Turpin Ln:**

- A) 10'

Average width of other nearby county roads NOT directly connected to the proposed development:

Caspian Dr. 25'10"

Steele Rd. 20'

Campbell Station Rd. 20'

##### 2- Blind Hills

The busiest intersection near proposed development.

**Couch Mill Rd @ Sam Lee Rd (Speed Limit 30 mph)**

Dangerous intersection

Blind Spot Approximately 300 ft within intersection (well below the designated distance)  
(photo attached) (Image #1 and #2)

**East Turpin Ln** (narrow one lane County Road) Blind hill just prior to proposed development entrance (photo attached) ( Image #3 )

**3- School Bus Route**

Knox County School Buses are presently using these roads.

**4- Pedestrian Activity**

NO Shoulder or Lane markings. People walk these roads often.

With this information, please note that the average family vehicle is:

Car: approximately 7' wide.

School Bus: 8 ½ ' wide

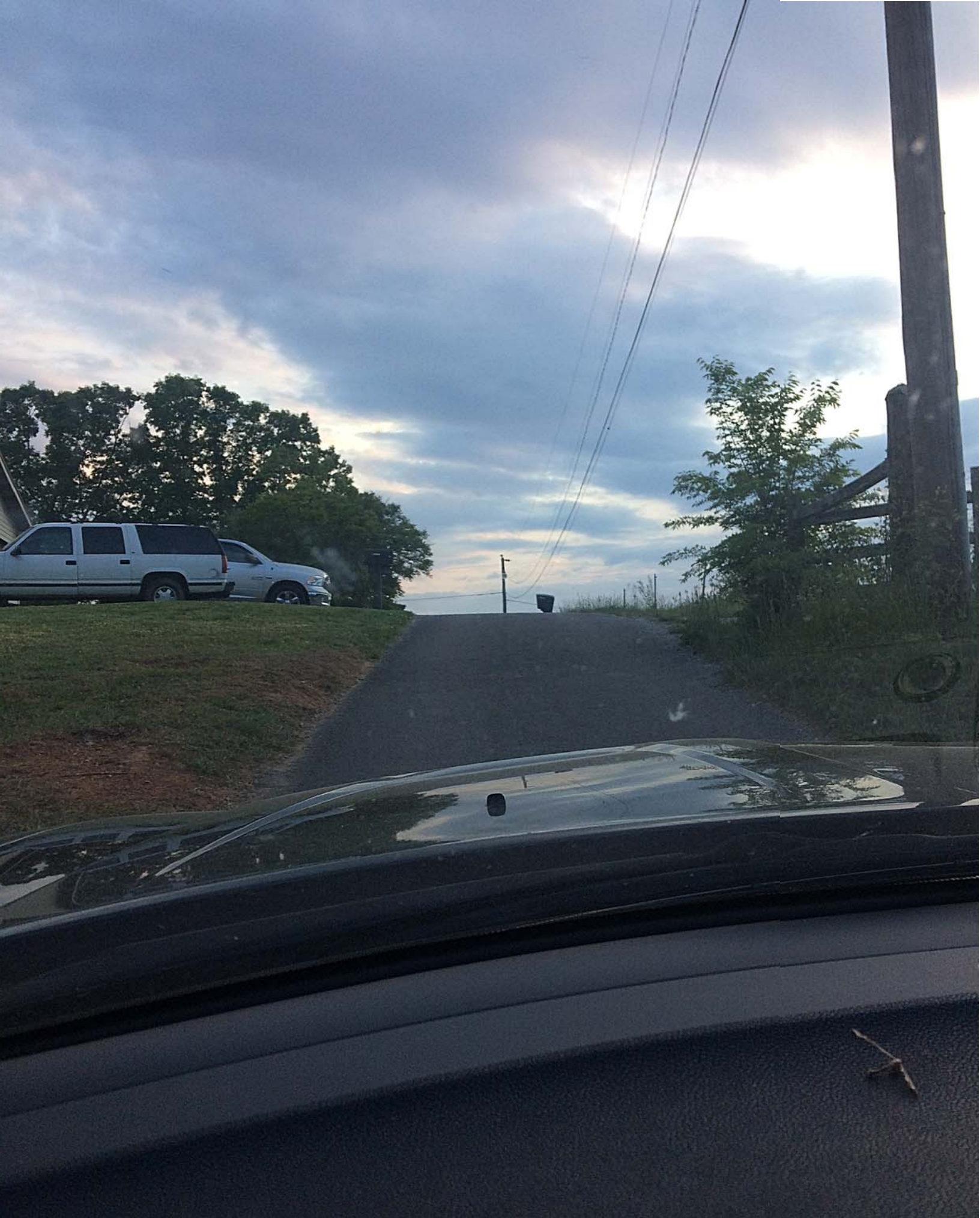
With the average width of Couch Mill Rd being 15.57' wide, there is very little room for error if two cars meet when considering these measurements along with all the other factors involved when operating a motor vehicle.

Major road improvements would be needed first. However, approving this proposal without major improvements would obviously increase the chances of property damage, physical injury, or death.

In closing, I want to also mention that a development of possibly 40 to 65 single family homes on 13 acres would directly impact the already overcrowded schools in this district. Working in the school division, I am witness to the problems created by exceeding enrollment capacity numbers. I understand that your focus is on the best use of land, not school crowding, but this factor should be considered when making a decision regarding the impact of the land's use.

Thank you very much for your hard work and your time in this matter. Please contact me if you have any questions or concerns.

Mark Kennedy  
11902 East Turpin Ln  
Knoxville Tn 37932  
865-964-5543









Not To Scale

Proposed Area

Turpin Lane



one lane road NO markings  
Approx 10' wide



Approx 15.5' wide

Sam Lee Road

~~BLIND HILL~~

Caspian Drive

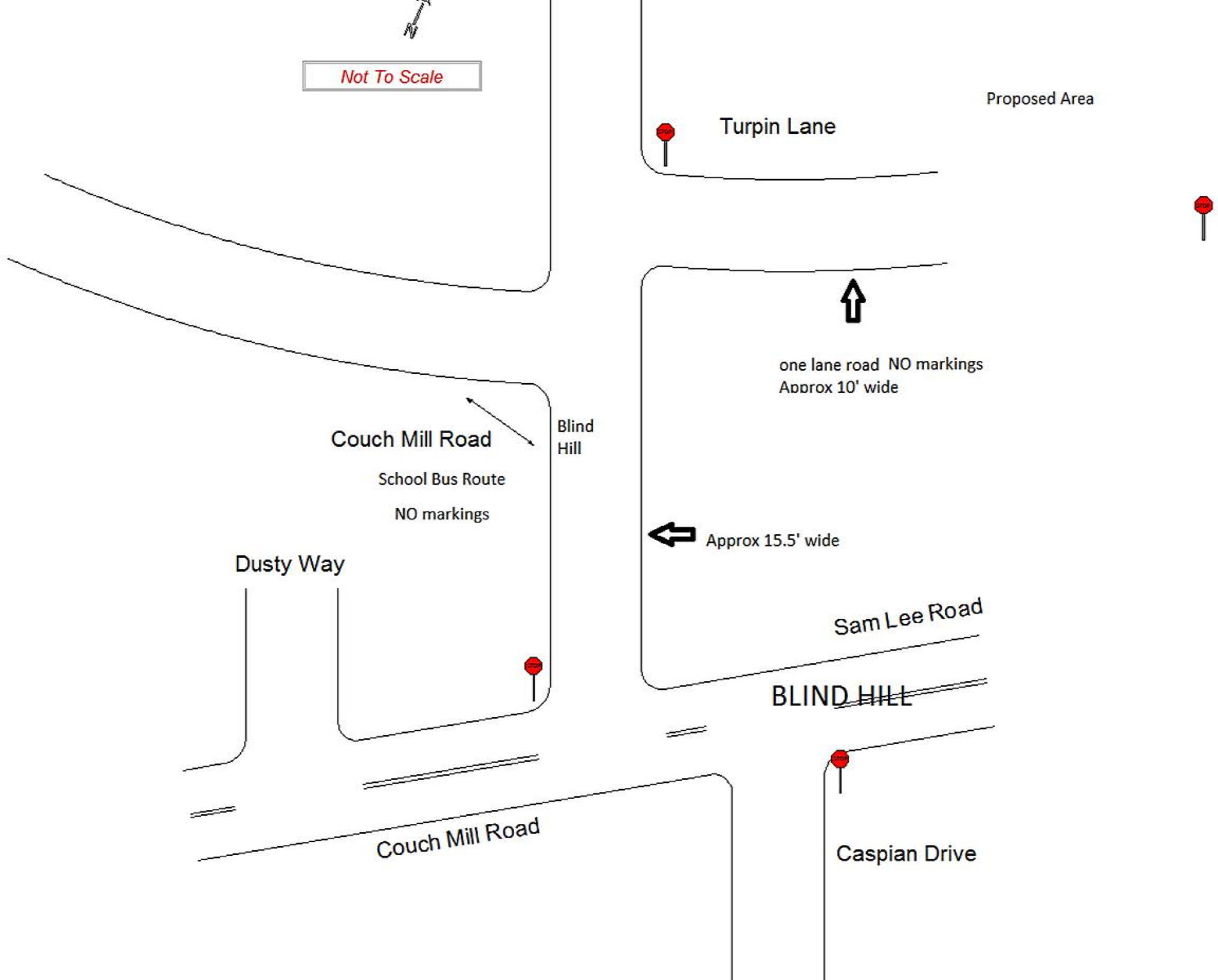
Couch Mill Road

School Bus Route  
NO markings

Blind Hill

Dusty Way

Couch Mill Road







---

[MPC Comment] Opposition to 5-A-18-SP & 5-D-18-RZ

1 message

---

Jeff & Valerie Broyles <jvbroyles@comcast.net>  
Reply-To: jvbroyles@comcast.net  
To: commission@knoxmpc.org

Fri, Jun 1, 2018 at 11:54 AM

Dear Board of Commissioners and MPC Staff:

I am a concerned resident of the Hardin Valley community and a home owner of two properties in Hardin Valley. One of my properties is directly adjacent to [11915 East Turpin Lane](#) that is in proposal for rezoning and plan amendments as request from Ashley Healy & Healy Builders. We are opposed to the proposed rezoning of the property (5-A-18-SP & 5-D-18-RZ) up for Committee hearing on June 14, 2018. We are asking for the developer to only have approval for least number of homes per acre to lessen the effects on our community.

I would like to explain my reasons for opposition of the requested Rezoning and Plan Amendments referenced above. I feel if these are approved it will have a negative impact on the safety of those living along the roads that we use to access our homes on Turpin Lane & Couch Mill Drive. The approval of the amendments would also significantly impact the already at capacity Hardin Valley School systems.

The developer is requesting a low density residential classification that could yield up to 5-6 homes per acre. This would mean that the developer would be allowed to build approximately 65 homes on these 13 plus acres. This could potentially add 100 school age children into the schools that currently have the following enrollment. This information has been obtained from Hardin Valley Planning Advocates and the Knox County Schools as of the 2017-2018 school years.

Hardin Valley Elementary – Capacity 900, enrollment 1100

Karns Middle School – Capacity 1200, enrollment 1593

Hardin Valley Middle School – Projected Capacity 1000, Projected Rezoned enrollment 875

Hardin Valley Academy – Capacity 1800, enrollment 2100

My two children ride bus #213 to the elementary and to the Academy. The prior school year my children would sometimes have to squeeze three or four to a seat because the bus route was so congested. This year the bus was running two routes every morning and every afternoon to accommodate the number of children on this route. Due to the over enrollment at the elementary my sons class was located in one of the two portable classrooms this year. We have been told that Hardin Valley Elementary has been approved to add another portable classroom for the upcoming school year due to over enrollment.

Currently, the intersection of Couch Mill Road and Sam Lee Rd is located on a blind hill making it unsafe for travelers pulling onto Sam Lee from Couch Mill Road.

Couch Mill Road is at present an unmarked road and barely meets the width requirements for two car travel making it incapable of tolerating increased traffic flow these new homes would require. The East Turpin Lane and Couch Mill Rd intersection does not meet the width requirement for two car travel. In fact, the road way proposed as an entrance to the Developers plan is not a road but possibly a private drive. My neighbor at [12002 Couch Mill Road](#) has been approached by the developer to purchase a portion of her property to correct the entrance issue that they currently have to access the property they wish to develop. To accomplish this an estimated 20 foot grade change would have to take place.

Several in our community have been approached by the developer to sell their property insisting that they do so or become "land locked". The developer also does not include in their current plan to improve walk ability and offers no connectivity other than the already over used one way entrance via Couch Mill Road. The developer is also not taking into account that the nearest sewer access is approximately a mile away as many of us are septic users with some still using well water around this proposed development. The development will bring about environmental concerns for my property as I sit at a lower grade than the proposed development and the possible water runoff is of great concern.

Please consider limiting their request to the smallest number of homes possible to lessen the negative impacts on our infrastructure and small community here on Turpin Lane & Couch Mill Road. Thank you for your time and attention and for the opportunity for our concerns to be heard. I am attaching pictures of Turpin Lane and Couch Mill Road to give some idea on the road width and safety issues we are currently facing. Please feel free to contact me directly with any questions.

Sincerely,

Valerie Broyles

11906 East Turpin Lane

Knoxville, Tennessee 37932

[jvbroyles@comcast.net](mailto:jvbroyles@comcast.net)

(865) 556-7300

--

---

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

---

4 attachments



straight pic 1.png  
1706K



towtruck.png  
1741K

corner pic 1.png  
1857K



straight pic 2.png  
116K

5-D-18-RZ-5-A18-SP

MAY 31 2018

May 27, 2018

To Gerald Green and Those it May Concern at the Metropolitan Planning Commission,

We were made aware that the property at 11915 Turpin Ln was being considered for a rezone from low density agricultural and residential status to high density residential. The plans to put a neighborhood on this 14.9 acres poses several concerns to the area. First, the road is a small lane and half where currently cars on this dead-end have to drastically slow to pass one another cautiously or stop while another car passes by. There is no place to turn around except in an individual's driveway. The idea of having an additional 120+ cars from 60+/- new homes travel in and out each day is not only unsustainable but also poses significant danger to those who currently walk, run, and ride this road.

The other concern is the change to the area. Currently most of the properties in this area are on 5+ acres of mini farms and/or water-front homes. It is a peaceful area for those who reside there and to introduce rapidly constructed homes on tiny lots would pose a significant affect on the property values for homes there as well as increase their cost by having sewer lines, loss of property as the road would need to be widened, and possible loss of homes themselves near the road. The number of horses and additional livestock that reside on this road would also be adversely affected.

One of the most concerning issues to us is the unsustainable growth these new developments in Hardin Valley pose to our currently over-crowded schools. A neighborhood such as this could introduce up to 80+ new children to be enrolled. We recently saw statistics that our schools for Hardin Valley are already 200 to almost 400 students over enrolled past recommended capacity. This is detrimental to our children in terms of safety, ability to learn in an appropriately enrolled classroom, and travel to and from school. Our roads in front of the elementary and high school completely shut down the area already for several hours a day and the middle school has not even opened yet. We have these three public schools in addition to Pellissippi Community College and a branch of King College all within walking distance of one another. The congestion is a legitimate concern for traffic flow and safety as quite a number of children walk home here.

Our family is grateful for the concern you all place in <https://www.365daysofcrockpot.com/instant-pot-garlic-parmesan-chicken/> <https://www.365daysofcrockpot.com/instant-pot-garlic-parmesan-chicken/> making our city and communities a place to feel safe in as well as be proud of. Your time in addressing this particular issue is appreciated.

Thank you,



Julie Hanks

Concerned Hardin Valley Resident





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

---

## [MPC Comment] June 14th Meeting: East Turpin Lane Opposition Letter

2 messages

---

Rachel Ballard <ballard.rachel1@gmail.com>

Wed, Jun 6, 2018 at 7:59 PM

Reply-To: ballard.rachel1@gmail.com

To: commission@knoxmpc.org, terryhillschoolboard@gmail.com, doug.bataille@knoxcountry.org,

Dwight.VandeVate@knoxcountry.org

To Whom It May Concern:

My husband and I are writing to you to express our strong opposition to the rezoning request of East Turpin Lane in the Hardin Valley community. Reasons for our opposition are grounded on the need to preserve the agricultural benefits of the existing 13+ acre property, the inability for Couch Mill Road to handle an increase in traffic congestion, the current overcrowding of Hardin Valley Elementary School, Karns Middle School, and Hardin Valley Academy, the would-be drastic change in the density of the current community, and to echo the strong opposition of numerous neighbors and current residents of the area.

We want to reiterate that we are strongly opposed to a rezoning from Rural Residential/Agricultural to Low Density Residential/Planned Residential for the East Turpin Lane property. Please consider carefully what a development in this small farm community would do to change the green space, the traffic, the local schools, and the current residents who have already made Couch Mill and surrounding county roads their home.

Sincerely,  
Josh and Rachel Ballard  
Knox County Residents

--

---

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

---

Dwight V an de Vate <Dwight.VandeVate@knoxcountry.org>

Thu, Jun 7, 2018 at 10:55 AM

Reply-To: dwight.vandevate@knoxcountry.org

To: Rachel Ballard <ballard.rachel1@gmail.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>,

"terryhillschoolboard@gmail.com" <terryhillschoolboard@gmail.com>, "doug.bataille@knoxcountry.org"

<doug.bataille@knoxcountry.org>

Cc: Mandi Benedict <mandi.benedict@knoxcountry.org>, "hvpa2018@gmail.com" <hvpa2018@gmail.com>

Hi Mr. & Ms. Ballard: Thank-you for reaching out, and for being willing to engage in representing your community's interests. In terms of effectively influencing these decisions, nothing is more effective than constituents speaking up.

Engineering & Public Works is "downstream" of the land use approval process, and we do not vote in these matters. Our role is to regulate land development and construction once they are approved. We are also responsible for developing transportation infrastructure to meet demand, though it is certainly fair to say the pace of development is such that it is a challenge for us to stay in front of it. That said, there are a couple thoughts I should share with you that may help.

One, I would also communicate with the County Commission on any matter such as this. Commissioner Anders is your District Commissioner, and does a great job representing the district, however he is only one vote of eleven. I would share my concerns with the entire Commission. All the Commissioners are listed, with e-mail, on the county's website, at [knoxcounty.org/commission](http://knoxcounty.org/commission). Also, I would take a look at the Metropolitan Planning Commission's website, [here](#), and become familiar with both the Sector Plan for your area, and the members of the Planning Commission. You may already be familiar with both, my apologies in advance if that is the case. It's just that these are important steps, so I always mention them.

It's also important to work with other community members in the Hardin Valley area, and share information and concerns, and to be part of giving voice to the community's concerns. There is a new group that has been formed just for this purpose, by a business leader in the community named Sage Koehler, and a community volunteer who was instrumental in leading the effort to build the middle school, Kim Frazier. They have formed a group called the Hardin Valley Planning Advocates. They have started a Facebook page, so when time allows, you might want to visit [here](#). I think they are going to be an effective presence for Hardin Valley. Again, if you are already familiar with them, apologies in advance.

Finally, I should also mention that when dealing with land use and development, this is always a marathon and not a sprint. It's essential that everyone stay engaged over time, and continue to stay involved. Attending Planning Commission meetings, attending County Commission meetings, and communicating regularly with Commissioners from both groups are all essential parts of any successful effort to have a positive effect on land development.

Again, thanks for reaching out. If you have questions, or if we can help in some way, please call or e-mail, that's why we are here.

Thanks,

Dwight Van de Vate

Dwight Van de Vate

Senior Director

Knox County Engineering & Public Works

[205 West Baxter Avenue](#)

[Knoxville, TN 37917](#)

[\(865\) 215-5800](#)

[linkedin.com/in/dwightvandeate](https://www.linkedin.com/in/dwightvandeate)

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Ashley Healy

Date Filed: March 26 2018      Meeting Date: May 10<sup>th</sup>

Application Accepted by: Marc Payne

Fee Amount: 1296.50      File Number: Rezoning 5-D-18-RZ

Fee Amount: 800.00      File Number: Plan Amendment 5-A-18-SP



**PROPERTY INFORMATION**

Address: 11915 East Turpin Lane  
 General Location: N/2 East Turpin Lane  
due north of Couch Mill Rd

Parcel ID Number(s): 103 057

Tract Size: 13.93

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Rural

Census Tract: 59.06

Traffic Zone: 218

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6<sup>th</sup> District

**Requested Change**

**REZONING**

FROM: A

TO: PR 5 du/ac

**PLAN AMENDMENT**

One Year Plan     Northwest County Sector Plan

FROM: RR

TO: LOR

**PROPOSED USE OF PROPERTY**

Residential Development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: N/A

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: Ashley Healy

Company: \_\_\_\_\_

Address: 11020 Kingston Pike

City: Knoxville      State: TN      Zip: 37934

Telephone: 865.679.0780

Fax: 865.862.6161

E-mail: healyash@hotmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Ashley Healy

Company: \_\_\_\_\_

Address: 11020 Kingston Pike

City: Knoxville      State: TN      Zip: 37934

Telephone: 865.679.0780

Fax: 865.862.6160

E-mail: healy.ash@hotmail.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Ashley Healy

PLEASE PRINT

Name: Ashley Healy

Company: \_\_\_\_\_

Address: 11020 Kingston Pike

City: Knoxville      State: TN      Zip: 37934

Telephone: 865.679.0780

E-mail: healyash@hotmail.com

