



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

[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 developments 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 10th 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 1100

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

Hvpa2018@gmail.com

865-805-1005

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This message was directed to commission@knoxmpc.org



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

[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

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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

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

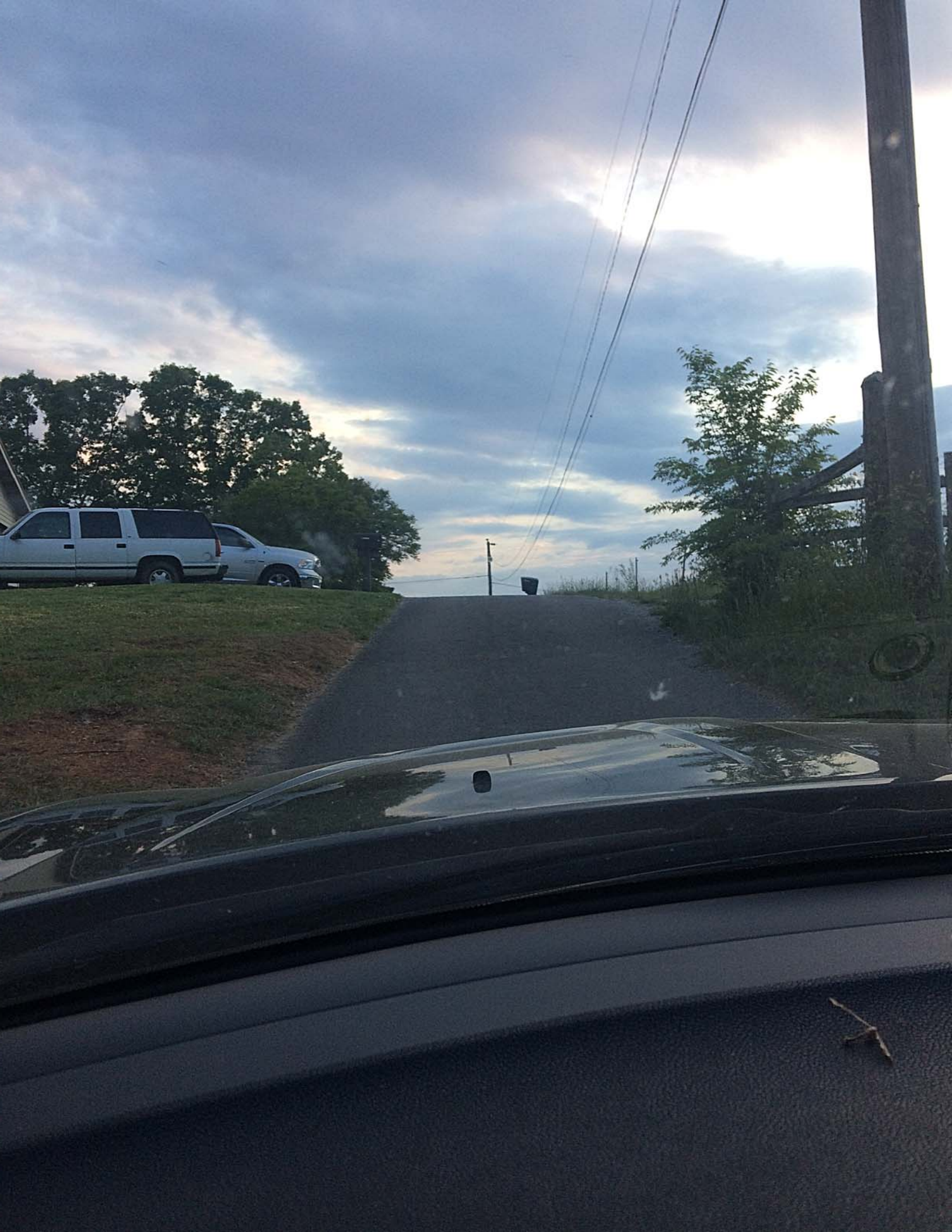
With the average width of Couch Mill Rd being 15.57' wide, there is very little room for error if two cars meet when considering these measurements along with all the other factors involved when operating a motor vehicle.

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





1000

1000

ASK A JOE
Outside is
fun again.
855-ASK-A-JOE



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

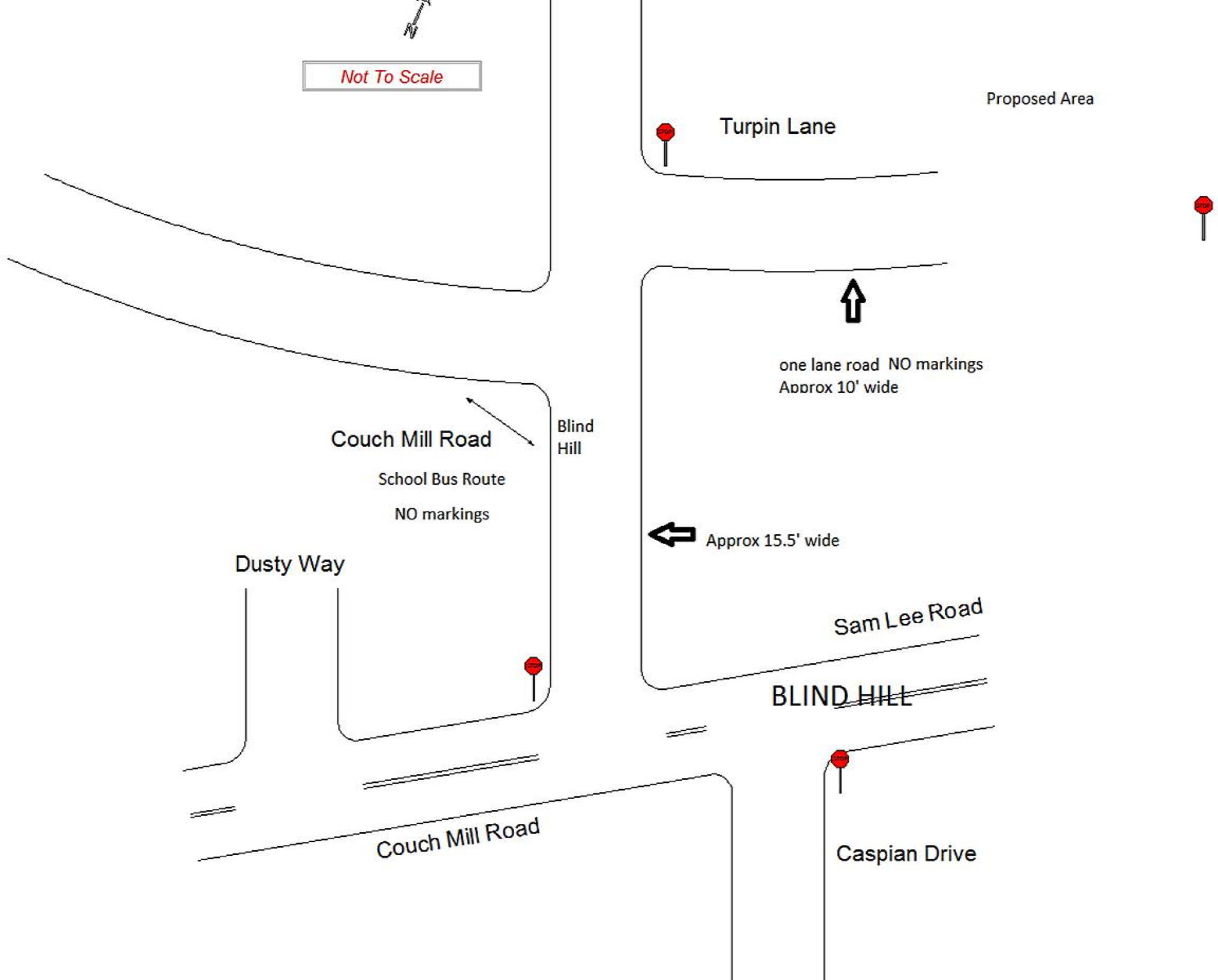
Couch Mill Road

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>

Fri, Jun 1, 2018 at 11:54 AM

Reply-To: jvbroyles@comcast.net

To: commission@knoxmpc.org

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

(865) 556-7300

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This message was directed to 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-A-18-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] T urpin Lane Rezoning

1 message

'Petebntenn' via Commission <commission@knoxmpc.org>

Reply-To: petebntenn@aol.com

To: commission@knoxmpc.org

Cc: Valerie McCain <vmccain@hotmail.com>, Jeff & Valerie Broyles <jvbroyles@comcast.net>

In reference to :

Agenda Item No. 32. ASHLEY HEALY, Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.

a. Northwest County Sector Plan Amendment 5-A-18-SP

From RR (Rural Residential) to LDR (Low Density Residential).

b. Rezoning 5-D-18-RZ

From A (Agricultural) to PR (Planned Residential).

I oppose the zoning change for the following reason:

Due to current laws requiring specific requirements for a right of way for this proposed subdivision there's no way this rezoning and subdivision can be changed and approved. The people own the property between Turpin Lane and Couch Mill Road. The section of road between Couch Mill Road and Turpin Lane is not a county road owned by the county but rather owned by private citizens. This broken arrow sign was placed under the Turpin Lane sign by Knox County to indicate a break/divide between the county roads of Couch Mill Road and Turpin Lane. This section of road was created by a court order in the Northwest County Sector Plan Amendment to the Constitution of the United States it is illegal for Knox County to take this property without proper compensation. After searching, I found no records showing any such court order. My father owned the property prior to my father purchasing it in the early 1950's. Currently not I, nor my mother have any land for sale therefore there's no county owned right of way between Couch Mill Road and Turpin Lane. No part of the Burnett driveway was part of that deal. Local maps and computer generated maps are not a legal source or legal document to show county road ownership. Legal action will likely take place should the contractors or Knox County illegally attempt to take this portion of the road.

Please note the following photographs in reference to the above paragraph.

(Photo #1)



(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 pavement is 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 Road (not Turpin 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 cannot accommodate 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



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

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

1 message

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



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

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

1 message

tcum@knox911.1.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



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

[MPC Comment] East Turpin Lane

1 message

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 amendable 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



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

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

1 message

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



[MPC Comment] Hardin V alley concerns

1 message

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


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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

 KGIS Maps Topo map of T urpin and Beaver Creek.pdf
341K

Search By: Address Parcel Owner Place

Enter Address:

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

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

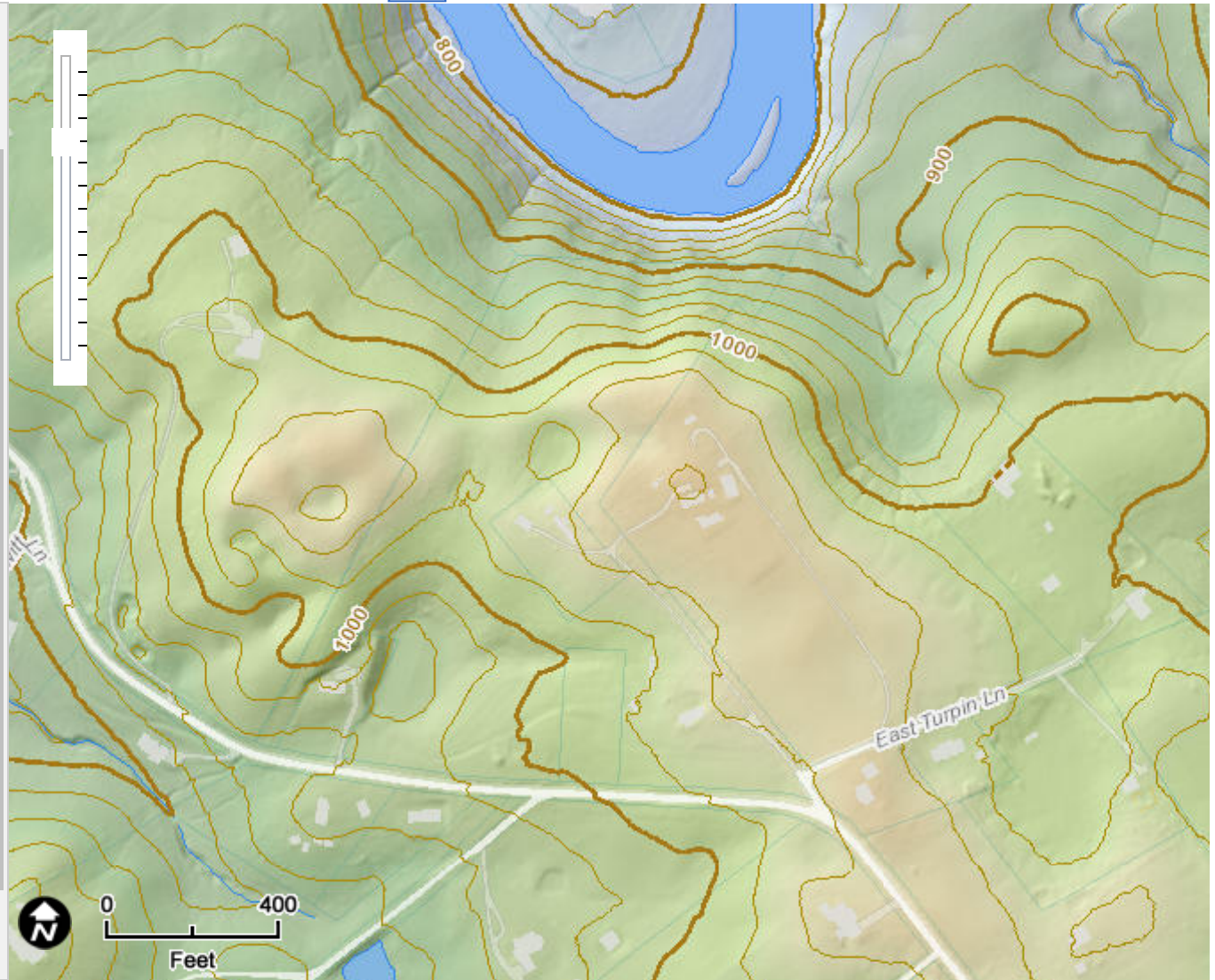
Topo Historical 2008-2010

Traffic Counts - [More at knoxtrans.org](#)

USGS 24K Topo



Launch





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

[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

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



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

[MPC Comment] Strong objections to rezoning 1 1915 East Turpin Lane

1 message

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 subdivision 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 clearing 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 regretfully 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



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

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

1 message

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



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

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

1 message

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



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

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

1 message

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



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

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

1 message

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

2 attachments



June10 Meeting.jpeg
161K



June10 Meeting2.jpeg
162K



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

[MPC Comment] District 6 opposing the rezoning plan

1 message

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



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

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

1 message

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

Lynn Faust
11828 Couch Mill Rd
Knoxville, TN 37932 USA
TNLFaust@gmail.com



[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



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

[MPC Comment] Rezoning of 1 1915 East Turpin Lane

1 message

'Andrea Heinzenberger' via Commission <commission@knoxmpc.org>

Wed, Jun 13, 2018 at 9:26 AM

Reply-To: aheinzenberger@yahoo.com

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

I do not think rezoning this area is a good idea. There is not enough room for the kids in the school district already. The infrastructure can't handle 65 new houses. Keep it rural. Do the right thing. Don't ruin the peace and beauty that we love.

Andrea Heinzenberger
12102 Hewitt Lane

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Development on East Turpin Ln/Hardin Valley alley

1 message

Barbara Davies <bjd1249@icloud.com>

Tue, Jun 12, 2018 at 6:37 PM

Reply-To: bjd1249@icloud.com

To: commission@knoxmpc.org

Again we are faced with growth that is far expanding what our resources are able to handle. These builders go in asking for 5 houses per acre knowing that it will be reduced to 3. They know how to play the game.

Asking for our commissioners to be smarter than to agree with such rapid growth. For the ones of us who have lived 20 plus years we realize change happens, but not at the alarming rate that has taken place in the last ten years.

Yes, taxes play a part in the decisions that have been made, but let's be a little more reasonable in keeping our community "a community" not to see how many houses can make our area look like a cracker jack box area.

Barbara Davies
Hardin Valley Resident

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Turpin Rezone

1 message

'Daniel Branham' via Commission <commission@knoxmpc.org>

Tue, Jun 12, 2018 at 9:43 PM

Reply-To: smokeymtdan@yahoo.com

To: Commission@knoxmpc.org

To whom it may concern:

I am a resident of Hardin Valley and live off of Couch Mill Road since 2016. I bought my property and moved my family here based upon the agricultural zoning and rural aspects of the community. I stand in support with my neighbors opposing proposed attempts at spot re-zoning to benefit singular owners at the expense of the entire community. Development and housing are necessary in our community but attempts at putting over 50 houses on a small parcel of land is not consistent with our neighborhood, the infrastructure we utilize, or the understood agricultural zoning many of us sought out in buying our property. I am a tax paying citizen, avid voter, and I will be watching your decisions with careful interest.

Respectfully-
Daniel G. Branham, MD

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This message was directed to commission@knoxmpc.org