

MPC Commision

March 2, 2018

New Subdivision at Fruit and Berry Patch

We the residents of Bethany Springs Condo and Homeowners are opposing this dense development. There are many

traffic issues that must be addressed prior to allowing this development on McCloud Rd. With 200 homes being planned on 40 acres - lots will be very small and overcrowded. This will possibly add at least 400 more cars traveling on McCloud Rd.

Issues:

1. The road is narrow and winding - and the entry/exit for the entire frontage is on a hilly curve.
2. Due to excessive school traffic on Andersonville Pike - some residents now exit through Temple Acres.Nuisance!
3. Very dangerous for school bus pickup and drop off.
4. This number of new residences on 40 acres - will be the end of our quiet neighborhood and most likely will promote
over population - which in time causes trespassing and more problems.

Please address.

~~Walter~~ 7845 Bailey Bridge Way Knoxville, TN

Linda Sanders 7845 Bailey Bridge Way - Knoxville, TN

Ken Yindell 7903 Bailey Bridge Way Knox, TN

Barnes Marbury 7907 Bailey Bridge Way Knox, TN

Janice Jones - 7911 Bailey Bridge Way, Knox. 37938

Bob Payton 4512 McCloud Springs Ln Knoxville, TN 37938

Pat Bridges 7823 Bethany Hills Rd, Knoxville 37938

Margaret Kennedy 7942 Bailey Bridge Way " " "

Kenneth Kennedy 7949 Bailey Bridge Way

Susan Lamb 7811 Bethany Hills Rd

Jim Myatt 4532 Brittany " Way

Sandy Myatt 4532 Brittany Hills Way

Jim Moss 4520 Brittany Hills Way

Dennie Davis 4521 Brittany Hills Way

Judy Kanner 7805 Bailey Bridge Way

Joe Syle 7821 Bailey Bridge Way

Maryl. Gagle 7821 Bailey Bridge Way
Amy M. Davis 7825 Bailey Bridge Way. K, TN 37938

Edith F. Moseley 7829 Bailey Bridge Way 37938

Joan Brandon 7828 Bailey Bridge Way 37938

Amy Mize 7836 Bailey Bridge Way 37938

Valerie Brown 7837 Bailey Bridge Way 37938

Jeffrey B. 7837 Bailey Bridge Way 37938

Randy Alper 7841 Bailey Bridge Way 37938

Martha J. Henderson 7908 Bailey Bridge Way 37938

Martha Cannon 7927 Bailey Bridge Way 37938

Ron Asbury 7923 Bailey Bridge Way 37938

Jois Collins 7931 Bailey Bridge Way 37938

Shirley Boggs 4548 Pittman Hills Way 37938

Richard Lindell 7903 Bailey Bridge Way 37938



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

[MPC Comment] Re: 3-C-18-RZ

1 message

R. Bryan Petett <bpetett@gmail.com>

Mon, Mar 5, 2018 at 3:14 PM

Reply-To: bpetett@gmail.com

To: Michael Brusseau <mike.brusseau@knoxmpc.org>, commission@knoxmpc.org

Mike,

Thank you for the information. I understand you have had some folks from the Bethany Springs subdivision express opposition to our development. The Bethany Springs Subdivision is made up of two subdivisions (Which I believe should be noted in the MPC Rezoning Report) 11.2 acres dedicated to 55 condos with a du/ac of 4.9 units! Note: Only one lot and a portion of another of the single-family portion of Bethany Springs adjoin our proposed development.

The two closest subdivisions on McCloud Rd to our proposed development are the adjacent Peterson Place at 3.6 du/ac & Bethany Springs Condo Subdivision at 4.9 du/ac. Both subdivisions were approved for 5 du/ac. How is it fair to only recommend 3 du/ac for our project? How is it fair to the man who owns this farm to devalue his property considering his next door neighbors have an approved 5 du/ac? Due to topography and powerline issues, we must have a density of 3.5 - 4 units per acre to have an economically viable project. I feel this is a fair compromise since we applied for 5 units per ac. and our closest neighbors developed out at 3.6 & 4.9 du/ac respectively. As you can see on the topo map, a significant amount of the property will obviously not be developed due to topography and a large power line easement that will create a large natural buffer between our development, and the Buckhaven and Hiddenvue subdivisions. With this buffer, their impact will be little to none.

This seems to be a classic case of "we got our zoning and density, and you can't have yours"

I will be attending a neighborhood meeting at the Halls library this evening to listen and address their concerns to the best of my ability.

The site distance concern will also be certified prior to the MPC meeting.

I humbly ask that the staff reconsider the recommendation of 3 du/ac.

Very best regard,

Bryan Petett

On Fri, Mar 2, 2018 at 1:59 PM, Michael Brusseau <mike.brusseau@knoxmpc.org> wrote:

Not mandatory, but you are welcome to. You may not get a chance to speak, unless called on by an MPC member. It is a public meeting, but not a public hearing. Starts at 11:45 in small assembly room at CCB.

On Fri, Mar 2, 2018 at 1:38 PM, R. Bryan Petett <bpetett@gmail.com> wrote:

do I need to attend the review on Tues?

R. Bryan Petett

Investment & Development Specialist

Coldwell Banker Commercial

Wallace & Wallace, Realtors

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bpetett@gmail.com

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On Fri, Mar 2, 2018 at 1:36 PM, Michael Brusseau <mike.brusseau@knoxmpc.org> wrote:

Bryan,

Your numbers for Peterson Place are correct. I revised the report for next week. Revised copy attached. Have a good weekend and see you next week.

Mike

On Fri, Mar 2, 2018 at 12:45 PM, Michael Brusseau <mike.brusseau@knoxmpc.org> wrote:

Bryan,

I will double check the numbers on Peterson Place, but I do not anticipate changing the density recommendation. It is based on the average of all surrounding developments, not just Peterson Place.

Mike

On Fri, Mar 2, 2018 at 11:18 AM, R. Bryan Petett <bpetett@gmail.com> wrote:

Mike,

Thank you for reaching out to me regarding the Staff recommendation. I would appreciate it you would take a second look at Page 2, #2 - "Peterson Place directly east of the subject property has 52 lots on about 15.4 acres, for a density of 3.37 du/ac"

Peterson Place has 54 lots as depicted on your attached exhibits. I am also measuring the developments acreage at 15 acres even, which would make the Peterson Place density 3.6 units per acre.

I request that staff consider recommending a density on my project to be equal to the adjoining Peterson Place development at 3.6 units per acre.

Sincerely,

[R. Bryan Petett](#)

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On Fri, Mar 2, 2018 at 10:13 AM, Michael Brusseau <mike.brusseau@knoxmpc.org> wrote:

Bryan,

Just touching base to let you know that the staff is recommending PR at a density of 3 du/ac for better compatibility with surrounding developments. We have had a significant number of calls from folks opposed to the requested 5 du/ac. I suspect some of those will be OK with the staff recommended density. Most calls were concerning losing the berry patch or traffic on McCloud Rd/Andersonville Pike. It might be a good idea for you to have the sight distance certified from the proposed entrance by a licensed surveyor or engineer prior to the meeting, as this appears to be questionable. Below is a link to the staff recommendation. This item will definitely be discussed at both agenda review on Tues and MPC on Thurs.

<https://agenda.knoxmpc.org/2018/mar2018/3-C-18-RZ.pdf>

Mike

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Michael A. Brusseau, AICP, Senior Planner

Knoxville-Knox County Metropolitan Planning Commission

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