

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.

7845 Bailey Bridge Way Knoxville, TN

Linda Sanders 7845 Bailey Bridge Way - Knoxville, TN

7903 Bailey Bridge Way Knox, TN

Barney Marston 7907 Bailey Bridge Way Knox, TN

Janice Jones - 7911 Bailey Bridge Way, Knox. 37938

Bob Payton 4512 ME Cloud Springs Ln Knoxville, TN 37938

Pat Bridges 7823 Bethany Hills Rd, Knox TN 37938

Marilyn Kennedy 7942 Bailey Bridge Way " " "

7949 Bailey Bridge Way " " "

Susan Lamb 7811 Bethany Hills Rd

4532 Brittany " Way

Sandy Myratt 4532 Brittany Hills Way

Jim Mass 4520 Brittany Hills Way

Dennie Davis 4521 Brittany Hills Way

Spedy Kanner 7805 Bailey Bridge Way

Jr. Sipe 7821 Bailey Bridge Way

Maryl. Gagle	7821 Bailey Bridge Way	
Amy M. Davis	7525 Bailey Bridge Way.	K5TN 31938
Edith F. Moseley	7829 Bailey Bridge Way	37938
Jean Brandon	7828 Bailey Bridge Way	37938
Amy Mize	7836 Bailey Bridge Way	37938
Valerie Brown	7837 Bailey Bridge Way	37938
Jeffrey Brown	7837 Bailey Bridge Way	37938
Sandy Alger	7841 Bailey Bridge Way	37938
Martha J. Henderson	7908 Bailey Bridge Way	37938
Mattha Cannon	7927 Bailey Bridge Way	37938
Ron Aboway	7953 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 Hiddenview 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

124 N. Winston RD.

Knoxville, TN 37919

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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

City-County [Building, Suite 403](#)

[400 Main St.](#)

To: MPC Commission

From: Peterson Place Home Owners Association

Re: Your File # 3-C-18-RZ

Date: March 6, 2018

We at Peterson Place have read and are in agreement with the MPC staff, fact based recommendations, regarding file # 3-C-18-RZ, and agenda Item 23 on your March 8, 2018, meeting agenda. We particularly are in agreement with the use on review requirement. We do, however, have some recommendations for you to consider.

1. We urge that the peripheral boundary setbacks remain at 35 ft.
2. We also recommend that appropriate plantings be provided by the developer to create a buffer zone between Peterson Place and the Fruit and Berry Patch property along the west and south boundaries of Peterson Place in the setback space. Such plantings would not only enhance the value of both properties, it would add to the enjoyment of all the homeowners . We recommend Leland Cypress plantings. These have worked well at the boundary between Peterson Place and Bethany Springs.
3. We recommend that consideration be given to moving the entrance to the new Fruit and Berry Patch Subdivision 100 ft. south of the Stillbrook Ln. entrance. This position will provide a clear sight distance of 300 ft. both north and south. It provides the advantage that should your traffic impact study recommend the addition of a turning lane, the space for the lane could be provided by the Fruit and Berry Patch property.
4. As a matter of accuracy Peterson Place has 50 lots on 15 acres for a density of 3.33 du/ac. The original plat had 54 lots, however, the property was replatted twice decreasing the number of lots to 52, and then 2 lots were added to our common ground reducing the lot total to 50.

Signed,

A handwritten signature in cursive script that reads "Donald Froemsdorf". The signature is written in black ink and is positioned above the printed name.

Donald Froemsdorf, President