



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] 4-E-19-SP

Jason Collins <jasonpcollins1971@gmail.com>
Reply-To: jasonpcollins1971@gmail.com
To: commission@knoxplanning.org

Mon, Apr 8, 2019 at 7:15 AM

Dear Commissioners:

In my original email, I stated that I would be at the meeting this week to oppose this rezoning request, and I listed out my reasons for opposition. Unfortunately, due to my work schedule, I will not be able to attend in person.

I have reviewed the staff recommendation that the request be approved subject to site approval, with a density of 2.1 homes per acre. I would again direct your attention to my comments about the road condition and surrounding area, and would request that the density recommended be further reduced - preferably to either 1 home per acre or 1 home per 2 acres. This would be more in keeping with the surrounding area, but still allow for development.

No other developments exist anywhere on Buttermilk or the surrounding roads (Graybeal, Grigsby Chapel, or Watt Road/Everett Road (the part the is adjacent to the area in question). In addition, the extreme slope of the land in question, particularly in the forested areas toward the back of the property, will make grading and development extremely difficult.

Thank you again for your consideration in this matter.

Jason Collins
12729 Buttermilk Road
Knoxville, TN 37932

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This message was directed to commission@knoxmpc.org

**[MPC Comment] Proposed rezoning amendment 4-E-19-SP and 4-M-19-RZ**

1 message

Jason Collins <jasonpcollins1971@gmail.com>

Sun, Mar 31, 2019 at 4:04 PM

Reply-To: jasonpcollins1971@gmail.com

To: commission@knoxplanning.org

Cc: Jason Collins <jasonpcollins1971@gmail.com>, Jenna Collins <jennacollins1972@gmail.com>

Dear Members of the Commission:

My name is Jason Collins. I reside with my wife Jenna and our family at 12729 Buttermilk Road - immediately adjacent (East side) to the property in question. My family and I purchased this land and built a home here. Our move-in date was in July of 2014. We have 5 acres of property. When building, we kept as much pasture land as we could and have 2 horses that are kept on our property. We also intentionally preserved as much of the naturally wooded area as possible when we built our home.

I am planning to take the afternoon off from work on April 11th (or whenever this matter is heard) in order to attend the MPC meeting in person.

It is my understanding that the developer in question proposes building a low-density residential community on the property in question, with a density of 3 homes per acre. I oppose this rezoning amendment on several fronts.

The MPC website, under the section regarding Rezoning, states:

Generally, rezonings are justifiable under one of the following three circumstances:

1. *When the requested rezoning is consistent with long range land use plans adopted by the appropriate governing body*
2. *When there was an error or oversight in the original zoning of the property*
3. *When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned*

I do not believe that the proposed rezoning meets any of the aforementioned criteria, and therefore is not justifiable.

First, based upon the Northwest Sector Plan, *this area of Buttermilk is not the planned Knox County Growth Area*. Further, it is also located within the Hillside and Ridge Top Protection Plan. I believe that this proposed development, on this specific property, would be in opposition to both the Growth Plan and the intent of the HRTPP. It would **not** be consistent with long range land use plans adopted by the appropriate governing body.

Second, *there was no error or oversight in the original zoning of the property*. This section of Buttermilk is one of the last truly agricultural and very low density residential areas remaining in Hardin Valley. Were I to guess, I would suspect that residential areas on this section of Buttermilk average less than 1 home per 5-10 acres. The influx of developers like Ball Homes and others has significantly changed the character of the west Hardin Valley area, and this current proposal would destroy the character of the community that drew so many of us to this area. My family specifically was looking for a place that we could have horses and possibly other livestock, and wanted to be surrounded by other acreage where similar things were happening. The addition of the wastewater treatment plant west of this property in question has already changed the makeup of the surrounding area, away from agricultural land, and this proposed development would further encroach on the character of our community.

Third, *no changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned*. In fact, the infrastructure of the community - specifically Buttermilk Road itself - cannot support this kind of proposed development. The road was designed for supporting agricultural land, not residential development. It is already falling apart in multiple areas, and was made significantly worse when construction started on the wastewater treatment plant (see attached photos below - multiple areas of road degradation, which have been repaired, patched, repaired again, and are still crumbling). Adding the type of construction traffic required for a residential development of this size would have further detrimental effects on the road, and the ensuing traffic from the neighborhood itself would continue that increased load over time. The road condition is already precarious - approximately 2 years ago, during blasting at the Vulcan stone quarry just south of Buttermilk, part of the road was felt to be structurally unsound. The western section of the road was closed for the better part of a year so that engineers could study the potential risk with reopening the road. Adding a residential development in that same area concerns me greatly about the long-term structural integrity of the road and its future availability and use for those of us who drive it regularly.

Fourth and finally, the developer (Venture Land Holdings, LLC) has failed to give sufficient notice to the community per the required sign posting agreement. As you are aware, this stipulation requires that notice of the proposed rezoning be posted on the property 15 days prior to the proposed hearing. The 'agreed-to' date based upon the April 11th hearing would have been a posting date of Wednesday, March 27th. As of today (Sunday, March 31st), no notice has been posted. I have video of the property from the road as evidence of this fact, and would be happy to provide it if requested.

Thank you for the work that you do for our community, and your thoughtful consideration of these (often difficult) matters. Thank you specifically for your consideration of the public's interest in this particular rezoning request.

Sincerely,

Jason and Jenna Collins
12729 Buttermilk Road
Knoxville, TN. 37932

Buttermilk Road current conditions (West of the property in question):









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