



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: Rezoning of 8-D-19-RZ Ball Camp and Hitching Post Scott Davis developer

1 message

Terry Gilhula <terry.gilhula@knoxplanning.org>
To: Planning Services <planningservices@knoxplanning.org>

Tue, Aug 6, 2019 at 6:35 AM

----- Forwarded message -----

From: **Jeremy Davis** <jeremydavis4248@gmail.com>
Date: Mon, Aug 5, 2019 at 6:23 PM
Subject: Rezoning of 8-D-19-RZ Ball Camp and Hitching Post Scott Davis developer
To: <contact@knoxplanning.org>
Cc: <brad.anders@knoxcounty.org>

Hello, I am a resident of Trails End Subdivision, and we recently found out a parcel(8-D-19-RZ) next to our subdivision was up for rezoning. I am aware that this will go through, but we do have a couple of requests.

- Sidewalks be installed along Hitching Post and connect to the new Schaad rd. This will help will pedestrian safety along Hitching Post. As you know there is a blind hill and it can get very congested around the soccer fields. This will also encourage a healthy community and allow for access to nearby Nicholas park.
- We would also like to see some safety improvements along Hitching Post. The blind hill coming up to the 4-way stop sign at Wayside, could use some improvement to help with pedestrian safety. People speed over the hill and don't realize their is a stop sign there.
- We ask the developer build homes that are similar to the homes in our community to uphold our home values.
- Lastly we ask the developer not put more than 4 homes per acre. This would keep the development in alignment with the neighborhoods in the area.

Thank you for listening to our suggestions and concerns. Have a great day!

Thank you,

Jeremy Davis



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Hardin Valley Planning Advocates - Agenda Item Comments

1 message

KIM FRAZIER <r_frazier@comcast.net> Mon, Aug 5, 2019 at 10:24 AM
 Reply-To: r_frazier@comcast.net
 To: commission@knoxplanning.org, Gerald Green <gerald.green@knoxmpc.org>, liz.albertson@knoxplanning.org, amy.brooks@knoxplanning.org
 Cc: amandarhlatham@gmail.com, Dawn Walsh <dwalsh@bhhsdsr.com>

Good day, everyone.

On behalf of the Hardin Valley Community and Hardin Valley Planning Advocates, I would like to submit the following comments regarding agenda items as stated. My availability to address these items in person at Thursday's meeting is still up in the air, so I ask that you please take our points into consideration when making your decision.

Concept / Development Plans

13. 8-SD-19-C Hardin Valley West - we have asked the Developer / Applicant to consider increasing the frontage along Hardin Valley Road to be consistent with surrounding developments. We have also requested use of the designated common area for some sort of recreational purpose to add value to the development and for those living in HV.

Rezoning and Plan Amendments / Rezoning

30. 8-D-19-RZ Scott Davis / Mesana Investments - we ask that you consider that this development is within the Ball Camp Elementary School Parent Responsibility zone and as recommended by staff, should include sidewalks.

36. 8-A-19-SP Aziz Kherani / Smart Hospitality, LLC - we ask that you consider the safety and traffic of Yarnell Road as identified in the recently completed Hardin Valley Traffic Mobility Study. We also ask that you consider additional student yield of this development in relation to current student enrollment. Overcrowding continues to be an issue for both Hardin Valley Elementary and Hardin Valley Academy, therefore, should be a major consideration in current and future land use decisions.

41. 8-O-19-RZ Carter McCall / Fulghum Macindoe - this development has been brought before you many times, and to the disappointment of the Hardin Valley Community, approved for Planned Residential at 0-3 du/ ac & General Business. Let me point out that this parcel has been cleared and graded without prior approval from Knox County or without proper permits. Our community stands firm that the proposed development is not suitable for this property based on the proximity to schools, the density of surrounding developments, traffic safety and congestion, slope, and proposed use. Therefore, we strongly oppose the request of the applicant to increase density to 4.8 du / ac.

As you reminded on many of the staff recommendations, the Northwest Sector is the fastest growing in all of Knox County and the communities throughout this sector are committed to smarter growth. We ask that you consider the long term, lasting impact that land use decisions make on our communities and how your vote directly impacts those living and working in those communities. Best use of land includes how the "use of the land" effects others. We have, for too long, made land use decision in isolation....it is time that we view it as an integral part of the process of county growth and development, and balance development with infrastructure.

Thank you for your time and service.

Respectfully,

Kim Frazier

HVPA

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: FILE NUMBER 8-D-19-RZ - PROPOSED LAND USE CHANGE

1 message

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Wed, Jul 31, 2019 at 1:51 PM

Hello all,

I received the following email from Ms. Barbara Chandler concerning the rezoning request for property on Hitching Post Drive, case No. 8-D-19-RZ.

Thank you,
Michelle Portier

----- Forwarded message -----

From: **b chandler** <bjc22000@yahoo.com>

Date: Mon, Jul 29, 2019 at 11:44 AM

Subject: FILE NUMBER 8-D-19-RZ - PROPOSED LAND USE CHANGE

To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

Cc: swd444@gmail.com <swd444@gmail.com>, Ms. Chandler <bjc22000@yahoo.com>, Brad Anders <brad.anders@knoxcounty.org>

Good Morning Ms. Portier. I am Barbara Chandler. I also spoke with you on the phone on Friday, July 26th. I want to emphasize that I am speaking only for myself. I live in the neighborhood that will be affected by the land use change of File Number 8-D-19-RZ. I understand the proposed change to be: Zoning Current A (Agricultural) to Requested PR (Planned Residential) Land Use. Current Agricultural/Forestry/Vacant to Proposed Single Family Residential. I am encouraged, but not blinded, by Mesana's desire to invest in the growth of my neighborhood. I am **aware** that LAND USE CHANGES are serious. **I am wary of what has not been publicly revealed and is not crystal clear.** I don't know if the proposed rezoning will be contrary to an ordinance or future land use plans. The proposed rezoning has potential to be a detriment to the neighborhood. The proposed rezoning has potential to be out of character with the neighborhood. It is my understanding that **Single family residence** would include condominiums, mobile and manufactured homes, townhouses that kind of thing. Single family houses are in character, the others are out of character, with our neighborhood from my point of view.

A increase of 18 to 24 single family homes to this neighborhood would be detrimental in the strain put on roads, sewer, and storm water systems, etc. I am wary of the lack of public revealed smart plans and smart solutions to the need for investing in sidewalks, roads, intersections, entrances and exits, etc. From my point of view a lack of public smart plans and solutions is detrimental to the neighborhood. From my point of view a lack of smart plans and solutions leads to this rezoning not being in character with the neighborhood.

I was born in Knoxville. I came to this area because of the neighborhoods. I expect to stay in this area because of the great neighborhood where I live.

I am wary of the status of the Schaad Road connector and how this proposed land use interacts with that project. Both events will impact our neighborhood.

I am not able to attend the public hearing.

Ms. Portier you have been very helpful. I also appreciate the effort to make the neighborhood aware of this land use change.

Kind regards,

Barbara "BJ" Chandler

865-670-7464

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Michelle Portier, AICP

Planner

865.215.3821



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This message was directed to commission@knoxplanning.org