



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item #36 - 8-A-19-SP / 8-J-19-RZ - 1215 Everett Rd

1 message

Kevin P. Murphy <murphysprings@gmail.com>
Reply-To: murphysprings@gmail.com
To: commission@knoxplanning.org

Wed, Aug 7, 2019 at 9:58 AM

Dear Planning Commissioners,

For Agenda Item #36 - 8-A-19-SP / 8-J-19-RZ - 1215 Everett Rd :

Planned Residential is not an appropriate zoning for this parcel without a clear path to understand how the residential traffic would safely access Yarnell Rd.

If you rezone to Planned Residential, but there is not a way to approve a concept plan that is safe for traffic.

This parcel should not be rezoned PR by itself. A rezoning should only be completed if an adjacent parcel is included in the rezoning that facilitates alignment of the parcel access to Yarnell Rd / Everett Rd, or if plan is provided that shows how the roads can safely be aligned.

Don't do this rezoning without a clear understanding of how to solve the downstream issues.

Sincerely,

--Kevin

Kevin Murphy, 37918

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This message was directed to commission@knoxplanning.org



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