



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Rezoning Application (8-O-19-RZ)**

1 message

---

**VIRGIL HUBBARD** <vrhubbard@comcast.net>

Wed, Aug 7, 2019 at 4:51 PM

Reply-To: vrhubbard@comcast.net

To: commission@knoxplanning.org

Dear Knoxville-Knox County Planning Commissioners,

I am writing in opposition to the application by Fulghum, MacIndoe, & Associates and Hardin Valley Land Partners for rezoning of an approximately 30.5-acre tract on the south side of Hardin Valley Road at Steele Road (File # 8-O-19-RZ) to Planned Residential of up to 4.8 du/ac. This tract of land is currently zoned at Planned Residential of less than 3 du/ac. The Knoxville-Knox County Planning Commission staff recommendation is currently for Planned Residential Zone for up to 3 du/ac. I support the staff's recommendation.

In the Knox County Commission meeting on November 20, 2017 the Commission voted approval of Mr. H. E. Bittle, III's revised rezoning request from Planned Residential Zone of up to 2 du/ac to Planned Residential Zone of up to 3 du/ac. This was accomplished with the support of numerous Hardin Valley residents in attendance who opposed the original rezoning request of Planned Residential Zone of up to 5 du/ac. This current rezoning request appears little more than a renegeing on an agreement by Mr. Bittle between Hardin Valley Land Partners, owned by Mr. Bittle, the Applicant, and the Hardin Valley residents in attendance at the November 2017 Knox County Commission meeting. This conduct builds upon a less than stellar business history on Mr. Bittle's part.

There have been notable negative impacts on the surrounding environment and residents during the clearing of this tract of property during the preceding years by Mr. Bittle and his agents. Poor planning and construction techniques have led to flooding and mudslides affecting several properties in the immediate surrounding area. One contractor hired by Mr. Bittle also caused damage to an adjacent property, which eventually required litigation to rectify the damage despite promises made by Mr. Bittle and his contractor. There are, consequently, viable concerns among neighboring residents regarding future practices, especially with any agents hired by Mr. Bittle.

While future traffic studies are apparently planned, it is obvious to the casual observer that certain times of day produce a significant impact on traffic on Hardin Valley Road between Campbell Station Road and Pellissippi Parkway. Mornings and afternoons especially have seen traffic congestion along the aforementioned stretch of Hardin Valley Road. It is not unusual to have stalled, or at the least stop and go, traffic along this part of Hardin Valley Road. Not only do businesses and three major schools at the intersection of Hardin Valley Road and Steele Road increase the amount of traffic, but so do the numerous businesses that have been added in the past couple of years along with Pellissippi State Technical Community College. Additionally, along with the traffic congestion, the design of Hardin Valley Road between Pellissippi Parkway and Campbell Station Road of two traffic lanes and one center turn lane during these peak travel times does not sufficiently handle the volume of traffic already present. The estimated increase of 1,341 average daily vehicle trips produced by the proposed complex could potentially add a taxing burden to an already strained roadway.

In the current Rezoning Report, staff reports that the slope analysis notes 28.32 acres are within the Hillside and Ridgetop Protection area. Over 70 percent of the property is in excess of a 15 percent grade. While the Planned Residential Zone density per the Hillside and Ridgetop Protection Plan is optimum at 2.12 du/ac, the Rezoning Report shows that in May 2019 a use-on-review/concept plan was approved demonstrating 2.98 du/ac is the density limit for the property. Although it is reported that there is another use-on-review/concept plan awaiting approval, it is questionable that increased density could be supported without substantial excavation of the ridges contained in this tract of land. Furthermore, the attached housing proposed by Mr. Bittle at the November 2017 Knox County Commission meeting for this tract does not match the current single-family dwellings located in this area of Hardin Valley.

I support the current staff recommendation of Planned Residential Zone of up to 3 du/ac and encourage the Knoxville-Knox County Planning Commissioners to follow this recommendation.

Sincerely,

Virgil R. Hubbard

2122 N. Campbell Station Road

Knoxville, TN 37932

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item # 41.8-O-19-RZ**

1 message

---

**Cecilia Long** <ceciliamae@gmail.com>

Tue, Aug 6, 2019 at 8:09 PM

Reply-To: ceciliamae@gmail.com

To: commission@knoxplanning.org

Hello,

Thank you for taking the time to consider my email. We are very concerned about the proposal to change the density of the development across from Hardin Valley Elementary to 4.8 du/acre. This area is so crowded in the morning with folks trying to get to work that we are concerned about the increased traffic this would involve. Additionally, we do not want the precedence for density to be now 4.8 du/acre which we feel approving for this one applicant would set. We love Hardin Valley and the growth has been through the roof the past few years and we would like to see it controlled in order to plan and adapt the community (including schools, park, etc).

Thank you,  
Cecilia

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

**Rob Blackburn** <robby.blackburn@gmail.com>  
Reply-To: robbly.blackburn@gmail.com  
To: commission@knoxplanning.org  
Cc: Rhonda Blackburn <rblackburn517@gmail.com>

Tue, Aug 6, 2019 at 8:53 PM

I am a new resident to Hardin Valley but have lived in Knox County since 2003 and am writing regarding agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe in the upcoming Planning Board meeting in STRONG opposition to the request by the owner / applicant for the proposed development across from Hardin Valley Elementary that the density be increased from the approved 0-3 du/ acre. Additionally, no further development should be considered until a plan is approved and funded to improve the infrastructure to support the growth of this community.

I am happy to be living in a growing community but am fearful as I see Knoxville following the same trend as Cobb County Georgia did when I was a resident there from 1998-2000. During that period, Cobb County grew so fast in the area I lived, that a brand new high school that started construction when I arrived, was already too small to handle the population by the time it opened. Just one example of the community infrastructure not being able to keep pace with the rate developers could build or the hunger of the government to increase tax revenue.

Hardin Valley is facing a similar risk right now. As I was leaving for work this morning, traffic was lined up for miles both ways down Hardin Valley road trying to get into the already congested area around the schools. If there had been an emergency, the exits to the fire department were blocked and traffic would have made it extremely difficult for any emergency vehicles to leave.

Let me further point out that this parcel has been cleared and graded without prior approval from Knox County or without proper permits and all work should cease immediately. I stand firm with my neighbors 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.

Please represent the interest and desire of our community and rule unfavorably on the developer/owners' request.

--

Peace  
-rob

Rob Blackburn  
1844 Misty Cloud Ln  
Knoxville, TN 37932  
robby.blackburn@gmail.com  
(865) 978-1753 (cell and text)

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Hardin valley development**

1 message

**Cristina Carbajo** <cmcarbajo@gmail.com>

Tue, Aug 6, 2019 at 7:30 PM

Reply-To: cmcarbajo@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it may concern:

Please, do not approve the increase in dwelling density at the property across from the elementary school. This has already been blocked once- thanks in part to a large response from the community that already lives here and objected to this increase several years ago. There are already too many new developments in the area with very tiny lot sizes- increasing the number of dwellings per acre will be disastrous to the infrastructure in Hardin Valley. Please listen to the current residents. Thank for your logical and common sense vote to block the increase in dwelling density.

Cristina M Carbajo, resident for 11 years

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] #41 8-0-19-RZ**

1 message

---

**Cortney Norris** <cwnvol@gmail.com>

Tue, Aug 6, 2019 at 12:07 PM

Reply-To: cwnvol@gmail.com

To: commission@knoxplanning.org

Hello,

Please reconsider granting permission for development of the property on Hardin Valley Rd. across the street from the elementary school. Traffic is extremely congested there for all three schools. This makes it dangerous for parents and our children. Additionally, all three schools are being over-populated. Please slow down any more development in our area. Please vote no.

Thank you,

Cortney Norris

865-771-0392

Sent from my iPhone

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item #41, property cross from Hardin Valley Elem**

1 message

---

**Bo McGregor** <bobo352813@gmail.com>  
Reply-To: bobo352813@gmail.com  
To: commission@knoxplanning.org

Tue, Aug 6, 2019 at 11:00 AM

It has come to my attention that the owner/developer of the land across from Hardin Valley Elementary School is requesting to increase the density of their development to 4.8 homes/acre. This area is very congested and the traffic is already a huge problem, especially during school hours. Our school system is already exceeding capacity and this development would only increase that volume. I strongly oppose the request of the applicant to increase the density to 4.8 homes/acre.

Thank you,  
Robert McGregor  
2552 Brighton Farms Blvd  
Knoxville, TN 37932  
[bobo352813@gmail.com](mailto:bobo352813@gmail.com)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item #41. 8-O-19-RZ**

1 message

---

**Constance McGregor** <crm1284@gmail.com>

Tue, Aug 6, 2019 at 10:54 AM

Reply-To: crm1284@gmail.com

To: commission@knoxplanning.org

I have recently been made aware that the property on Hardin Valley Road across from Hardin Valley Elementary School is requesting 4.8 du/acre. I am strongly against this proposal. I have 2 children that are currently enrolled in the elementary school. The school is already exceeding capacity and this would only make the issue worse. The traffic in this area is a huge concern with safety and congestion. I do not feel this area needs this type of development, especially in that particular area. I strongly oppose the request of this applicant to increase the density to 4.8 du/ acre.

Thank you for your time,

Constance McGregor

[2552 Brighton Farms Blvd](#)

[Knoxville, TN 37932](#)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**Chris Hahn** <hahndo.2.you@gmail.com>  
Reply-To: hahndo.2.you@gmail.com  
To: commission@knoxplanning.org

Tue, Aug 6, 2019 at 11:54 AM

Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe

I oppose the request to change the density on this now nuisance property! It has been developed without proper permits. And now repeated requests for the same density change is wasting both the commision and citizens time!

Chris Hahn  
Hardin Valley Resident

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Upcoming Vote in Hardin Valley Area near HVES**

1 message

---

**Brad Crane** <crane2001@gmail.com>

Mon, Aug 5, 2019 at 6:24 PM

Reply-To: crane2001@gmail.com

To: commission@knoxplanning.org

Knox Planning Commission,

I have been informed of a request coming for your review/vote this week regarding the site across from the Hardin Valley Elementary School, including increasing the size/density.

Please note that in my personal opinion, this area across from the school is often very congested already, including the area as a whole. I do not feel this area can currently handle anything else. I am sure you are well aware that there are other projects being worked on to handle the current issues in our area regarding this topic. Developing anything else until after that road project can be completed would be an error in my opinion and I would not support this idea. Increasing the size/density would make this even worse.

Please vote no to expanding this specific area in size or in general until after other projects can help support any further initiatives.

If you can further clarify for me specifics of this project (in layman's terms) to share with me how my current view point may not be the same as your's, that information would be appreciated. As for now, I hope you will not support making this area any more dense nor develop it at all at this time.

Thank you.

- Brad Crane  
Hardin Valley Resident

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda item #41 (8-O-19-RZ)**

1 message

**Wes Coffey** <wcoffey3166@gmail.com>

Mon, Aug 5, 2019 at 9:33 PM

Reply-To: wcoffey3166@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

I am a resident of Hardin Valley with students in both elementary and high school at Hardin Valley. The above request concerns me greatly simply because the traffic in this area is extremely heavy and dangerous. This is obviously compounded during the school year. There are quite often near miss car accidents during pick up and drop offs. Last year the SRO for Hardin Valley Elementary was physically hit by cars enough due to small lanes and heavy traffic that he can no longer stand on Steel Rd. There are also a lot of children and parents that walk to school in this area. Adding another 1300 cars to the traffic congestion would be insanity and dangerous before something drastic happens with the roads.

Please see fit to deny this request. I believe there are safer areas of Hardin Valley that would better accommodate such a development.

Thank you for your time and consideration,  
Wes Coffey

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Traffic and property across from Hardin Valley schools**

1 message

---

**Terri Needle** <tneedle2u@gmail.com>  
Reply-To: tneedle2u@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 4:31 PM

Can someone explain how anymore housing can be explained before road being developed to handle the already congested area. Ride down Campell station from Kingston pike. It takes about 20 minutes to get to instate 40 at 1 o'clock in the afternoon. Nothing is being done to help this area. And we have numerous housing being developed on this same street. This street ends at Hardin Valley near the elementary school please do not approve the property across the street for development until you can fix the road situation. Thank you. Terri Needle [11309 clear point Dr. Knoxville 37932](#)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Knox County Planning Commission - Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**D&DRairdon** <drairdon@comcast.net>  
Reply-To: drairdon@comcast.net  
To: commission@knoxplanning.org  
Cc: brad.anders@knoxcounty.org

Mon, Aug 5, 2019 at 5:05 PM

As residents of the Hardin Valley Community we are opposed to increasing the density of the development across from the Hardin Valley Elementary School on Hardin Valley Road.

- The roads, schools, and infrastructure of this neighborhood cannot sustain the current growth and increasing the density of housing is unacceptable.
- The traffic at this intersection is already a critical problem, and adding housing density will only increase congestion and exacerbate safety issues.
- 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.

Please vote "NO" to the request to increase housing density.

Thank you.

Don and Dianne Rairdon

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

**Mark B McColl, MD** <mbmccoll@trinitymedical.net>  
Reply-To: mbmccoll@trinitymedical.net  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 6:38 PM

I'm writing to voice my opposition to agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe. Having lived in Hardin Valley since 2006 I've seen it explode in population. Having taken my kids to school there every day since they started Kindergarten in 2010 I've traveled that intersection tens of thousands of times. There just isn't capacity on the roads and schools to support 4.8 du/acre. As a small business owner working and living in Hardin Valley I would encourage a more purposeful and deliberate approach to development in this part of Knox County.

Thank you,

Mark B McColl, MD  
Internal Medicine and Pediatrics  
Trinity Medical Associates of Hardin Valley  
A Direct Primary Care Practice  
[10437 Hardin Valley Rd](http://10437HardinValleyRd.com)  
Knoxville, TN 37932  
Phone: 865-244-1800  
Fax: 865-444-6002  
[www.trinitydpc.com](http://www.trinitydpc.com)

Office texting numbers:  
Lainy (scheduling, billing, membership): 865-409-2183  
Kristen (refills, referrals, lab collections): 865-622-6104  
Dr. McColl (clinical questions, dispensary, and everything else): 865-999-0320

Patient centric email which is HIPAA compliant: [mbmccoll@secure.trinitymedical.net](mailto:mbmccoll@secure.trinitymedical.net)

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

**'KRISTIN STANLEY' via Commission** <commission@knoxplanning.org>  
Reply-To: kristin.stanley@knoxschools.org  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 9:34 PM

I would like to voice my concern as you continue to approve development throughout the Hardin Valley area. I am a teacher at Hardin Valley Elementary. We are currently over crowded and can not handle any additional enrollment that will be brought on by continued development. Enrollment is approximately 1200 studnets and students are enrolling daily. With the neighborhoods currently under construction, this will continue to grow by leap and bounds. HVES currently has 3 portable classroom trailers with a 4th currently under construction and 2 additional on the horizon. I am currently teaching out of one of these portable classrooms. It is less than ideal. It is about half the size of a regular classroom. We must walk outside to enter the building for lunch, bathroom breaks, etc. This is not convenient during rain and cold weather. The school is also conducting art and music classes on a cart. This means that the art and music teachers come to my classroom to teach. This is because the art and music rooms are being using for regular classrooms. So imagine my already small trailer with 22 students in it now trying to conduct a music or art class with no extra supplies or typical resources that should be used to teach art and music.

Now move to the cafeteria. We are unable to fit grade levels into the cafeteria at their allotted time. The school has had to remove booths, add additional tables and bring in picnic tables from outside to be able to fit students in the cafeteria.

In the school, there are two larger classrooms. These are being used as double classrooms. This means that there are 2 teachers and between 40-45 children in one classroom.

I am a teacher and I love my job. This is true of every teacher at HVES. This love of children is why are making these less than ideal conditions work for our students. I am sure the other Hardin Valley schools are feeling the impact as well. I would like to invite any of the planning commissioners to come spend a day in my portable classroom with my 22 students. In addition to my students, there is about 100 other students that are currently using these outdoor classrooms. Before approving additional developments in Hardin Valley please look at how it will affect the extremely overcrowded elementary school.

*Kristin Stanley  
2nd Grade Teacher  
Hardin Valley Elementary  
865-470-9784*

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-O-19-RZ Carter McCall/Fulghum Macindoe (8/8/19 Agenda Item #41)**

1 message

**Robbie Pope** <rjacksonpope@gmail.com>  
Reply-To: rjacksonpope@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 5:51 PM

Dear Commissioners -

The proposed high density residential development of part of this property, which has reportedly been illegally cleared and graded (clearly indicative that the owner & developer cannot be trusted to "do the right thing"), would be a major mistake even at 3 du/acre, let alone nearly doubling that to 4.8 du/acre.

Come out to the intersection of Hardin Valley Road and Steele Road at about 7:30 - 8 am any weekday morning and you'll see exactly why. The traffic infrastructure is already woefully inadequate for the crush of cars coming here to the 3 schools. Why add many dozens more, most of whom would be leaving for work, school or whatever themselves right at that same time, especially on a property that is what ... a 20, 30, 40 degree slope?

This proposed development should not only not be approved for additional density, the 3 du/acre density should be rescinded. This owner & developer group should be allowed to only develop the proposed commercial space along Hardin Valley Road, which is in keeping with the surrounding property uses, and be prevented from slapping up another low quality, high-density residential project on a severely sloped property, which will only serve to exacerbate the already inadequate infrastructure further.

This is just another example of the worst sort of development proposal that we see in Knox County all too frequently ... the only thing more disturbing than how frequently this sort of ill-conceived, slash-and-burn-for-max-return development is put forth, is how frequently they are approved by the Planning Commission, County Commission & other relevant authorities with minimal mitigation of the many serious ills they will invariably result in.

So do better! Contrary to popular belief, there is no right in Knox County to selfish, greedy, poorly conceived development of real property! "The Public Good" is still actually a legitimate thing. It's OK to say "No" to ill-conceived projects ... especially if those proposing them won't agree to fully fund complete measures to alleviate the infrastructural problems their overweight developments will exacerbate. If their property is then "uneconomic" to develop because of that, well, that's too bad. Sorry about your luck ... the taxpayer of Knox County shouldn't have to indirectly subsidize your personal profit machine forever after.

Thanks for your consideration  
R. Jackson Pope  
Williams Bend Rd.  
Knoxville, TN 37932

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe -**

1 message

---

**Alisandra Snyder** <intellico@gmail.com>  
Reply-To: intellico@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 9:47 PM

I am a Knox County resident who lives at the far western end of Hardin Valley Road. I drive every day through the congested area that stretches from Steele Road to Route 162, amazed at the poor planning that has resulted in this mess. This week, the mess will become a horror, as hundreds of children go back to school.

I find it ridiculous that this proposed use of land across from the Hardin Valley Elementary School has even made it to the Planning Commission for consideration and am adamantly opposed to approval. I will be happy to speak to the Commission if necessary. Thank you.

Alisandra Snyder  
2031 Creekside Manor Lane  
Knoxville TN 37932

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Hardin Valley Planning and Overpopulation**

1 message

---

**'Arica Ramin' via Commission** <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 9:12 PM

Reply-To: aricaramin@icloud.com

To: commission@knoxplanning.org

Our family strongly OPPOSES any more building in Hardin Valley.

Our elementary school exceeded 1000 in 2018 and is at 1200 in 2019. Our son is now in a mobile home type classroom and our daughter has the potential to be moved into a new classroom because they are needing to add a 10th 1st grade classroom. We moved here because of excellent schools and small communities. Excessive home building has completely ruined it.

Stop building houses.

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindo**

1 message

---

**Larryn Retinger** <larrynretinger@gmail.com>  
Reply-To: larrynretinger@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 5:07 PM

Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindo

I am writing to express my opposition to the increased density for the above project. This property has been discussed by the commission several times, and each time the Hardin Valley community has opposed it. The location, slope, and traffic impact of this property are not appropriate for any increase. This property has already been cleared and graded without approval, and the contractor continues to push his agenda on the commission. We have already fought this battle once, and the contractor was only granted up to 3 du/ac. This decision should be final, and the request should be denied. As always, I am not opposed to growth, but it should be done in a safe manner. Thank you for your time.

Larryn Retinger

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**Kathy Hart** <khart@smartmaps.com>  
Reply-To: khart@smartmaps.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 6:47 PM

Dear Commissioners,

Please oppose the request of the proposed development across from Hardin Valley Elementary to increase the density from the approved 0-3 du/ acre to 4.8 du / acre. The Hardin Valley community is already experiencing greater traffic congestion and safety issues from the recent explosion of development in our area. Allowing such high density residential and business development at this location will not only be dangerous, it will change the very nature of our community. I strongly ask each of you to consider how disastrous it will be for this beautiful, historic valley to be cluttered up with dense, poorly designed development, and how dangerous it will be to children coming to and leaving from school. Apparently the applicant has also not followed the proper process that other developers are required to by clearing and grading the parcel without approval and permits in the past, which is not a good sign they will adhere to county planning requirements in the future. For these reasons, I ask that you oppose increasing the density of this development. Once done, it cannot be undone!

Sincerely,  
Katherine Hart  
2335 Laurel Lake Road  
Knoxville, TN 37932

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Carter/McCall agenda item #41 8-0-19-RZ**

1 message

---

**Simmon Mwangi** <simmonm@hotmail.com>

Mon, Aug 5, 2019 at 11:43 PM

Reply-To: simmonm@hotmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Hello and thank you for taking the time to read my email as a Hardin Valley resident since 2018. I have been to numerous community meeting and school meetings and the main thing I see and hear about is the congestion of this area of Hardin valley. It's been such a concern that there has been a mobility study to see and come up with solutions for the congestion that is happening right before our eyes with no end in sight. Every time I turn around, a new subdivision is being built and my fear is that this area is growing without concrete steps to fix the already crowded roads. Then to my dismay I see that there is place for yet another subdivision planned right in front of the Hardin Valley schools!

Please reconsider what the impact is of yet another residential area without the existing challenges being addressed. This community asks that you consider the long term impact as well as the transportation nightmare that already exists especially during the school year.

Kindly yours

Simmon Mwangi

Brooke Willow Blvd

Sent from my iPhone

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Hardin Valley - stop the traffic madness & Agenda # 41. 8-O-19-RZ**

1 message

**Mark Dulniak** <mark.dulniak@gmail.com>  
Reply-To: mark.dulniak@gmail.com  
To: commission@knoxplanning.org, county.mayor@knoxcounty.org

Mon, Aug 5, 2019 at 3:50 PM

Fellow commissioners and Mayor Jacobs,

As you are aware, there is a serious concern from current Hardin Valley residents regarding the growth of our community. There have been numerous community meetings as well as some reviews regarding traffic flows, but I fear that our voices are not being heard or concerns being addressed. As I understand, this area has not been addressed with the planning board in about 20 years. In the last 5 years, subdivisions and additional housing has grown nearly 10 fold. This is causing severe traffic congestion during the morning, lunch, and evening hours.

I am aware that Mayor Jacobs has been in the area to speak with residents and meet with developers to address "smart growth". I hope that his support as well as feedback from residents are taken into consideration.

Speaking with my 12 year old, I asked his opinion on what they could do to alleviate the traffic. His suggestion, "stop building!". There's a reason why most residents moved to Hardin Valley, and that was to be close enough to Turkey Creek and other shopping areas, but not have all the congestion of living off Middlebrook/Kingston Pike, or other areas. It seems that Knox County does not care about the congestion as there has not been a moratorium put in place to cease additional housing. In the mornings, it takes nearly 10-15 minutes to travel the 1.5 miles from Steele Road to Pellissippi parkway.

The worst intersection is at Hardin Valley and Pellissippi Pkwy. Going westbound, the intersection off the exit of Pellissippi backs up and cars block the intersection because the timing for the green light at Hardin Valley and Solway do not match up to allow traffic flow. I have witnessed numerous wrecks where people are blocking the intersection trying not to get stuck at another red light. The left turn lane for Southbound Pellissippi needs to be extended all the way underneath the overpass. Hardin Valley, west of Solway, needs to remain 2 lanes past the PSCC entrance. Also, there should be a designated right turn lane from HV onto Solway (northbound).

Coming from North to South on Solway towards Hardin Valley, in the AM, lunch, and evening, it can take 7-8 light cycles to get through the intersection at Hardin Valley. Only about 5-6 cars can get through on a single green light, due to the poor timing of the green lights. I understand that there is more traffic on Hardin Valley that requires longer green light cycles for east to west, but when there are 30-40 cars backed up on Solway (north to south), it takes longer than expected to make it through the light. Extending the green light even 5 more seconds could reduce the wait time.

In addition to the traffic patterns, there needs to be a serious consideration to the density of the neighborhoods being built. One in particular, Agenda #41, 8-O-19-RZ . There is NO REASON to increase ANY neighborhoods being built to more than 3 houses/acre. As my arguments above point out. This will only increase to the traffic, which is something HV residents have been complaining about. I would suggest placing an entire residential moratorium. The Elementary school has already been exceeding capacity the last 5 years. I fear the Middle and High School are not be far behind if the neighborhoods and apartment communities continue to be built.

I do not mind the recent Commercial developments as this does not necessarily add too much traffic and provides options for locals without having to travel to Turkey Creek, etc, but the neighborhoods being built need to cease. We enjoy living "in the country" here in Hardin Valley, rather than the congested neighborhood development areas around Knoxville. Residents are not the only traffic around HV as there are plenty of commercial vehicles (FedEx, Cardinal Health, and Vulcan) that contribute to the congestion at the Solway/Pellissippi intersection. The traffic light patterns definitely need to be addressed as well as widening the intersection at Solway (add a right-turn lane and extend the left turn lane onto Southbound Pellissippi Pkwy).

I know this is a lengthy email, but I hope you read it and consider the suggestions included.

Thank you,  
Mark Dulniak  
- 11 year resident of Greenbrook neighborhood in Hardin Valley

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item #41. 8-O-19-RZ Carter McCall/Fulghum Macindoe**

1 message

---

**Emily Capps Huckabay** <emilyhuckabay@gmail.com>  
Reply-To: emilyhuckabay@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 2:33 PM

Dear commissioners,

I'm writing to express my opposition to increasing the density of the property referenced in the subject line. Increasing the density from 0-3 du/ac to 4.8 du/ac is not appropriate for this location, which is directly across Hardin Valley Road from the elementary school. Increasing the density of this property will worsen existing traffic congestion in this area and will be detrimental to accessing to the elementary school, which is one of this community's greatest assets. I hope you will consider the wishes of the community and oppose this change.

Thank you,

Emily Huckabay  
11302 Morgan Overlook Drive  
Knoxville, TN 37931

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] MPC Meeting 8/5/19 - Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

'Susan Parks' via Commission <commission@knoxplanning.org>  
Reply-To: susantparks@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 2:36 PM

In regards to Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe, I am asking that you deny the request to increase the density from 0-3 du/acre to 4.8 du/acre.

My major problem with this property is the access from Hardin Valley Road, but truthfully, even if they had access to Campbell Station, it would not be much better. I assume the entrance will be at Steele Road and Hardin Valley intersection. This is not idea, but much better than a separate entrance. Traffic is very heavy at this intersection on school mornings. This will add more cars and congestion. It will also add another access to this busy intersection which will not only slow traffic but create an addition traffic flow pattern for people to watch. Even more disturbing than the traffic will be the pedestrians! We will have elementary school age children (hopefully with their parents) walking across Hardin Valley Road. For a good portion of the year, these children will be crossing a busy intersection in the dark which is not only dangerous for them but also for other drivers! Then, the middle school and high students will be crossing without their parents. I think the more traffic flow, traffic patterns, and pedestrians increase the chances for a tragic accident.

Secondly, our schools are overcrowded. Builders are building more and more houses by the day. So, you are going to add 144 more houses and that is going to result in only 11 more students. Hardin Valley is a new area. New houses and new the school district is attracting people with young kids. I don't believe that the kids graduating and moving are going to result in this subdivision only creating 11 new students. In the MPC report, it makes the following points "1). The Northwest County Sector is the most rapidly growing sector in Knox County. 2. The addition of new schools in the area is causing an increase in residential demand within close proximity to Hardin Valley Elementary, Hardin Valley Middle and Hardin Valley Academy." There are so many new homes in Hardin Valley, and the schools are already OVERCROWDED!

For years, the owners of this property have been doing stuff to this property. As I and others have watched, we have often wondered if they know what they are doing. At this point, that property is an eye sore. I just found out that he did not have approval and permits to clear and grade it. I wonder if he cleared and graded it because he knew he would not get permission due to slope changes as well as environmental issues. Are we just going to let him build more houses to make more money after not going through appropriate channels? What message does that send to other builders and to the community?

I strongly oppose Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe request to increase the density to 4.8du/ac.

Thank you,

Susan Parks

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Item 41.8-0-19RZ**

1 message

**'LARRY THORNHILL' via Commission** <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 2:48 PM

Reply-To: lwthornhill@yahoo.com

To: commission@knoxplanning.org

Knox County Commissioners

It has come to my attention the Board of County Commissioners will be considering again, another poorly planned addition on Hardin Valley Road in front of the Elementary, Junior High and High schools of Hardin Valley.

My wife and I moved into the Lancaster Ridge neighborhood five years ago. In that short period of time we have watched virtually every open space along the main thoroughfare of Hardin Valley Road as well as Campbell Station Road, be graded, trees cut down to make way for additional businesses and homes without a corresponding positive upgrades to infrastructure and support utilities. Hardin Valley Road was not designed to handle such traffic, yet approval for further traffic congestion and pollution continues unabated.

I would ask the Commissioners to try between the hours of 4 to 6 pm, to attempt to get off of SR 162 at the Hardin Valley exit. If you did, you will find a backup of traffic along 162, extending back towards Interstate 75/40. Traffic which has no place to go and are all dependent upon a road system not designed for such congestion.

Past decisions cannot be changed. You as the Board of County Commissioners can however begin to judiciously protecting what should be protected as if your own neighborhoods were subject to this over growth without changes to road systems and utilities.

Sincerely

Larry W. Thornhill (Lt Col retired)  
2600 Berringer Station Lane

Sent from my iPad

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Agenda Item #41 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

**Michelle Fraser** <michellefraser@gmail.com>

Mon, Aug 5, 2019 at 2:18 PM

Reply-To: michellefraser@gmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Good Afternoon,

My name is Michelle Fraser and my family resides in Conner's Creek Subdivision on Hardin Valley Road. It has come to my attention that the property across from HVES is being brought before you again. This time with an attempt for an increase in dwelling per unit. I request that the commission members vote to DENY the increase from 0-3 du/acre and General business to **4.8 du/acre**.

The controversy and methods behind this development are long and detailed. This property was cleared and graded without any prior approval or proper permits in place violating countless Knox County regulations. I can only assume that they were of the 'ask forgiveness' mindset, assuming that this property would be high on radar of the community groups watching the constant overdevelopment of our valley. They were and are correct.

Our community has faced countless fights to stop the barrage of building. This particular development is in no way appropriate. Our roads and schools cannot take this continued growth. At some point, the safety and congestion, not only of our roads, but also our schools, needs to come into consideration. Our elementary school and high school are already overcrowded. I now have **FOUR** children in Hardin Valley Academy that will eat lunch sitting on the floor because the school cannot handle the student population. That is a far cry from the ".4 child per dwelling" that is used when these permits are requested. Am I the norm for Knox County? No. Am I the norm for Hardin Valley? YES. People move here for the schools. These are not empty nesters buying these homes. They are young families with children – several children. Not only are developers allowed to continue, but they are consistently pushing the boundaries. Asking for more. Crowding our roads, our schools. Ruining the landscape of the valley. Overtaxing the infrastructure to the point of carelessness. Many of them doing very little, if anything, to put value back into our community.

It is only in the last few years that developments have been kept in check at all. The community is learning. They are fighting back and demanding that voices be heard to try and control this boom. So much damage has already been done. And so much more is still in the process of being built. Will development stop? No. Should it be CONTROLLED? Yes! We can't stop what is in place with the current agenda item, but we can stop the request for increase. **Therefore, I strongly urge you to oppose the request of the applicant to increase density to 4.8 du/acre.**

Respectfully, and with the utmost admiration for the difficulty of your position,

Michelle Fraser

865.742.3622 cell

[michellefraser@gmail.com](mailto:michellefraser@gmail.com)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe commission@knoxplanning.org**

1 message

---

**Tonya Cum** <lieufd483@bellsouth.net>

Mon, Aug 5, 2019 at 1:33 PM

Reply-To: lieufd483@bellsouth.net

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe . I believe Planning has reviewed this piece of property many times. This property was cleared and caused damage to a pet at an existing home.

The proposed amount of dwellings is already 0-3 this will highly impact the area with traffic congestion. To up this to 4-8 dwelling per acre will cause existing residence to find alternate routes, especially at school times and rush hour.

There is a LARGE hill that residents would have to navigate in bad weather. If resident had to park at the bottom of the hill, this could cause problems for the near by fire station when responding to incidents.

Residents have already had to deal with run off, from when the developer first cleared the land and has only recently sewn it for grass.

Thank you for taking time to consider these concerns.

Tonya Cum  
12017 Couch Mill Rd.  
Knoxville, TN 37932

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ**

1 message

**Kristen Morgan** <blessedmom04@gmail.com>

Mon, Aug 5, 2019 at 1:24 PM

Reply-To: blessedmom04@gmail.com

To: Commission@knoxplanning.org

As a current resident of Hardin Valley, I urge you to say NO to the request regarding Agenda Item # 41. 8-O-19-RZ - rezoning of the land on Hardin Valley Rd, across from Hardin Valley Elementary School. This developer wants to ask for 4.8 du/acre. A similar request was already turned down and I would like this one turned down as well. All one needs to do is be at the intersection of Hardin Valley Rd & Steele at school drop off and pick up times. Infrastructure work is desperately needed before any more new homes are built, period, much less 4.8 per acre! Thank you for considering a NO vote on this rezone request.

Kristen Morgan  
Morgan Place neighborhood

Sent from my iPhone

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item 41.8-O-19-RZ**

1 message

**'Tim Silfies' via Commission** <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 1:23 PM

Reply-To: tim.silfies@yahoo.com

To: commission@knoxplanning.org

Sir/Ma'am,

I am writing in regards to the proposed development of land across from the intersection of Hardin Valley and Steele Road. I have read that the land owner wishes to build townhomes that exceed 3 dwellings per acre, up to 5 dwelling per acre.

As a Hardin Valley homeowner with 3 children in Hardin Valley Elementary School (across the street from the land in question), I strongly encourage the planning commission to deny this request. The Hardin Valley/Steele Rd intersection is a major choke point for traffic in the morning and afternoon. Allowing residences to be built for hundreds of people will exacerbate the traffic problems we have. I believe the current infrastructure does not support additional residences at this location.

Furthermore, placing residences across the street from the 3 schools (elementary, middle, high school) will encourage many people to attempt to walk across this busy intersection, causing further traffic backups and the potential for vehicle/pedestrian collisions. This intersection and the nearby Campbell Station/Hardin Valley Rd intersection has several accidents each year. It would be tragic if one of our young students was struck by a car walking to or from school.

I sincerely request the commission explore other opportunities and locations for controlled population growth in Hardin Valley. We know many people want to live here, but it has to be done in a sustainable and meaningful way. The traffic on Hardin Valley Road between Pellissippi Highway and Campbell Station Road is getting worse. We need a solution for the traffic before building more homes in this area. Thank you for your time, and please let me know if you have any questions.

Timothy Silfies

Sent from my iPhone

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41.8-O-19-RZ (Carter McCall / Fulghum Macindoe**

1 message

---

**Lawrence Tuck** <ltuck@montmush.com>  
Reply-To: ltuck@montmush.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 12:26 PM

To Whom it May Concern,

Just wanted to express concern on the proposal to increase density for 0-3 to 4.8 du/acre across from the Hardin Valley Elementary.

My largest concerns are traffic down Steele Road.

When I asked about the property already being worked on I was told there were no permits approved for the site. Just for your information there has been a lot of work performed on that site already.

I travel (for work) and will be unable to make your meeting. Hope you will consider our household's opinion as you discuss this development.

Lawrence Tuck  
2618 Berringer Station Lane  
Knoxville, TN 37932

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**Brittney Curlee** <crazy6curls@gmail.com>  
Reply-To: crazy6curls@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 12:40 PM

PLEASE consider the roads and schools around this development and know that I a community member oppose this proposal. You see, My family and I have lived in Hardin Valley for 14 years now. There are so many exciting things happening over here but our community is growing so fast. Unfortunately, our roads and schools can't keep up with the growth. We have major traffic issues during school hours and our schools are at capacity already.

My understanding is that the land has already been approved for Residential at 0-3 du/ ac & General Business- which will be awesome but again already adding to our traffic issues. PLEASE DO NOT APPROVE THIS PROPOSAL! The developer is already adding enough people to this space.

Thank you  
Brittney Curlee

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds <laura.edmonds@knoxplanning.org>

---

## [Planning Commission Comment] Hardin Valley Community

1 message

---

**Lisa** <lisa\_crane@comcast.net>  
Reply-To: lisa\_crane@comcast.net  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 11:58 AM

Commission,

Please do not allow the development across from Hardin Valley Elementary School to increase the number of houses per acre. Our community is busting at the seams especially in our schools. Any development across from The school is already going to be a huge hinderance with and traffic and especially school traffic, and even more if the homes per acre is increased. Therefore, I strongly oppose the request of the applicant to increase density to 4.8 du / ac. Thank you.

Lisa Crane  
Hardin Valley Resident

Sent from XFINITY Connect App

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Property across from Hardin Valley Elementary**

1 message

**McKenzie, Jerome Matthew** <JMMCKENZ@travelers.com>

Mon, Aug 5, 2019 at 12:42 PM

Reply-To: jmmckenz@travelers.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it may concern,

It has been brought to my attention that the owner of the proposed development across from Hardin Valley Elementary has requested an increase in the density from the approved 0-3 du/acre to 4.8 du/acre. I strongly oppose this change for many reasons but most importantly because a change such as this will result in a development that has no reason for existing across the street from a school. This development has been brought before you many times, and already approved for Planned Residential at 0-3 du/ ac & General Business which was heavily opposed by the members of the community. It appears this parcel has already been cleared and graded without prior approval from Knox County or without proper permits which tells me that there may already be a "good ole boy" agreement in place with this owner and that this hearing is a formality. I sincerely hope that isn't the case. This area is already in the middle of a debate over traffic safety and congestion, slope, and proposed use. Increasing the density in this area would not only be reckless but would also ignore the wishes and concerns of every member of the community. We strongly oppose the request of the applicant to increase density to 4.8 du / ac. Growth in this area needs to be closely monitored and approved on logical and sound reasoning and not at the whim of deep pocket investors.

**Matt Mckenzie****President****Conner's Creek HOA**

---

This message (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited.

TRVDiscDefault::1201

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Concerned Hardin Valley Resident**

1 message

**Bill and Lacey Cunningham** <home@muddycreeklane.com>

Mon, Aug 5, 2019 at 12:45 PM

Reply-To: home@muddycreeklane.com

To: commission &lt;commission@knoxplanning.org&gt;

Dear Sirs and Madams,

I see that a piece of property across from the Hardin Valley Elementary school has again come up for rezoning, I believe it's #41 on the agenda number 8-O-19-RZ.

Yet again the the owner/developer is petitioning to raise the unit density from the standard 0-3 to now this time 4.8 per acre. The area in question already is con-jested during rush hours. This would serve to undermine property values and diminish the look of the valley. I've discovered that already the grading work done to the sight has been without any prior county approvals or permits. Once again I ask you not approve this request, I ask that you continue the structured growth already happening in the valley, and I ask to honor those of us who live here already to continue to have a voice in our development plan.

Thank you

Bill and Lacey Cunningham

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Hardin valley development**

1 message

---

**'johnimpy1' via Commission** <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 12:45 PM

Reply-To: johnimpy1@aol.com

To: commission@knoxplanning.org

To whom it may concern.

I recently read that a local developer that has obtained an approval to build a townhome community across from Hardin valley elementary school is now seeking approval to increase the footprint of that approved development. I don't see how this is beneficial to our community with all the current developments being constructed. The road congestion at that particular intersection is absolutely horrible now. I hope that you will consider very closely the impact that this will have on our community before any approval is considered.

Thank you

John Impellizeri

(865) 712-1273

Sent from my Verizon, Samsung Galaxy smartphone

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Proposed Development across from HVES**

1 message

**Zach & Nicole Suits** <zachandnicolesuits@gmail.com>

Mon, Aug 5, 2019 at 12:39 PM

Reply-To: zachandnicolesuits@gmail.com

To: commission@knoxplanning.org

Dear Planning Commissioner

In regards to Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe, we strongly oppose the request to increase applicant density. The traffic alone would be atrocious, but most importantly the schools are already past capacity holding much more than originally intended. With the students already being taught in trailers out back, how many more work arounds can we come up with?

Zach and Nicole Suits

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda Item #41**

1 message

**Tina RICHEY** <shcollect@comcast.net>

Mon, Aug 5, 2019 at 11:47 AM

Reply-To: shcollect@comcast.net

To: commission@knoxplanning.org

RE: Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe.

**I strongly OPPOSE this development.** I live in Hardin Valley and pass this eyesore every day- the owners should be forced to replant vegetation on this slope. It is a blight on the community with the scraped off hillside. Have you even traveled out to see this? It slopes at approximately a 45 degree angle and it would be next to impossible to build multiple houses on it. Additionally, I challenge you to experience the traffic in Hardin Valley during school hours and all afternoon from 4:00-6:00. Because of your ineptitude in handing out building permits to anyone who requests one, the traffic in Hardin Valley is horrendous. A two lane road is not meant to handle traffic from three large schools and multiple subdivisions. This subdivision would dump out at one of the busiest areas on Hardin Valley Road.

**NO MORE DEVELOPMENT IN  
HARDIN VALLEY!!!  
DEVELOPERS GO AWAY!!!**

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Opposition to 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**Michael Douglas** <michaeldouglas@gmail.com>  
Reply-To: michaeldouglas@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 11:44 AM

Re: proposed development across from Hardin Valley Elementary has requested increasing the density from the approved 0-3 du/ acre to 4.8 du / acre.

Heading: Thursday, August 8.

I am writing to again express my opposition and displeasure to the above development across the street from Hardin Valley Elementary School. This development has been proposed before and has been opposed at every chance. I again oppose this development, especially without any increased infrastructure (including road widening, etc.)

Hardin Valley does not need this type of development, especially at the significantly increased unit per acre.

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.

My address is 2308 Omaha Ln, Knoxville TN 37932 for your verification. Please call or email with any questions you may have or if you wish to discuss this further.

Respectfully,  
Michael Douglas

Michael Douglas  
[michaeldouglas@gmail.com](mailto:michaeldouglas@gmail.com)  
865.924.9667 - Mobile

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] #41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**HARRIS, JAMES M** <jh8457@att.com>

Mon, Aug 5, 2019 at 11:33 AM

Reply-To: jh8457@att.com

To: "Commission@knoxplanning.org" &lt;Commission@knoxplanning.org&gt;

In reference to the above hearing, the developers are requesting increased density? In my opinion they shouldn't have been allowed to build there at all. It's my understanding they didn't even have the proper permits or permission from Knox county for all the clearing and grading work that has already been done? We in Hardin Valley stand FIRM that the proposed development is NOT suitable for this piece of land. This area has 3 schools, that all but share a drive way, and you have already granted permission to build a neighborhood RIGHT there. Now the developers want an increase in density? NO! Your answer has to be no. Please, drive the proposed area Monday through Friday at about 7:45 AM. Now imagine 4.8 du per acre being added to the chaos at the Steele Rd. red light. I say enough is enough. Please say no to the request for the increased density of dwelling units.

Thank you for your time.

James Harris

10356 Laurel Point Ln

Knoxville, TN 37931

865-522-4401

[Jimharris4675@gmail.com](mailto:Jimharris4675@gmail.com)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Agenda item #41.8-O-19-RZ**

1 message

---

**Jason Liggett** <jasonleeliggett@gmail.com>

Mon, Aug 5, 2019 at 11:17 AM

Reply-To: jasonleeliggett@gmail.com

To: commission@knoxplanning.org

I would like to voice my strong opposition to the Carter McCall/ Fulghum Macindoe development across from HVES. They should not have been allowed to create an eyesore without the proper permits (or at all) and this development would make an already congested area worse. Hardin Valley road can't support the traffic that it already sees.

Sincerely,

A handwritten signature in blue ink that reads "Jason L. Liggett".

---

Jason L. Liggett, PhD  
11322 Sheldon Chase Lane  
Knoxville, TN 37932  
Cell) 865-604-8665  
jasonleeliggett@gmail.com  
linkedin.com/in/jasonliggett  
researchgate.net/profile/Jason\_Liggett

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] In regards to the planning permission request on Hardin Valley Road across from the Elementary School**

1 message

---

**Donna Robinson** <donna@robinsonspace.com>  
Reply-To: donna@robinsonspace.com  
To: commission@knoxplanning.org

Mon, Aug 5, 2019 at 11:06 AM

Hello,

I am personally, asking that the commission to stand firm on not granting the request of additional homes per acre development. We already have so many issues with school traffic adding to it would increase our drop off time in the mornings to an hour.

Coming from Campbell Station Road in the mornings turning onto Hardin Valley Road can take up to 15 minutes just to get turned right because of the line of traffic already waiting on Hardin Valley to get into the drop off line to the school. There isn't another way to get the 4 miles to the school. Adding additional traffic turning either left or right to get into the school line would create additional significant traffic delays in both directions.

We need a road solution to the bottleneck before we have even more traffic.

Thank you for your time.

Parent of the Hardin Valley Schools.

Donna Robinson

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Rezoning across from Hardin Valley Elementary**

1 message

---

**'Andrea Heinzenberger' via Commission** <commission@knoxplanning.org>

Mon, Aug 5, 2019 at 10:45 AM

Reply-To: aheinzenberger@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I strongly oppose the rezoning of this parcel as it is too close to the schools and will cause more major headaches for traffic. I would recommend they try to put a bunch of houses right on top of each other somewhere far, far away.

Keep Hardin Valley beautiful,

Andrea Heinzenberger

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe**

1 message

---

**Tara Donahue** <tdonahue@taylorknightlaw.com>

Mon, Aug 5, 2019 at 10:40 AM

Reply-To: tdonahue@taylorknightlaw.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Re: Agenda Item # 41. 8-O-19-RZ Carter McCall / Fulghum Macindoe

My family has lived in Hardin Valley for many generations. I'm writing to express continued opposition to the request of the applicant to increase density to 4.8 du / ac.

This parcel has been cleared and worked without approval or proper permits. The proposed use for this property is not suitable, useful, or sustainable. The parcel is situated near schools and other new development and concerns about congestion already exist as it is.

***Tara Donahue***

--

---

This message was directed to [commission@knoxplanning.org](mailto: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

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)