



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Kingdom Hall plans

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>
Reply-To: mike.reynolds@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Wed, May 8, 2019 at 8:16 AM

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

From: Gregory Keck <gkeck@bellsouth.net>
Date: Tue, May 7, 2019 at 4:54 PM
Subject: Re: Kingdom Hall plans
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Dear Knoxville Planning Commission;

I live diagonally behind the property with the corners almost touching. Per the guidelines for Use On Review on the knoxmpc.org website:

Use On Review requests should:

- Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity
- Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans
- Not significantly injure the value of adjacent properties
- Not substantially increase the level of traffic into the neighborhood when the project is complete

On the first item above, the proposed architecture plan seems congruent with the local structures. As for consistency with planning in the second item I have no comments.

For the remaining two items I believe such a development will possibly impact my property value negatively and possibly impact the quality of life negatively for the surrounding residential neighborhood. The adjacent road, Millertown Pike is already heavily burdened with excess traffic, rush hour mainly, and traffic will only increase with this development. There is already one church of similar capacity at the corner of Washington and Millertown Pike, but it has the advantage of three directions of arrival or departure, so the congestion impact is not very noticeable. The proposed new location has only two. Although in practice the traffic should only be present during normal church hours, it is possible that many activities could bring traffic at any time as many churches are also community centers. This is all fine and good if properly located, but in a residential neighborhood it can present it's own certain challenges.

Another point is possible noise pollution. This is a very quiet neighborhood. Certain activities at a tent revival held on the property last fall generated noise well into night for several nights. As long as these activities are held within normal daylight hours and indoors, there should be no problem. But the noise at that time was almost enough for me to make a noise complaint. I'm sure the surrounding residences also heard a similar amount of noise.

Thank you

Gregory Keck
2708 Brookhill Ln
Knoxville, TN
865-686-8684

On Fri, 4/26/19, Mike Reynolds <mike.reynolds@knoxplanning.org> wrote:

Subject: Kingdom Hall plans
To: gkeck@bellsouth.net
Date: Friday, April 26, 2019, 11:31 AM

Gregory,
Feel free to contact me if you have any questions about the attached plans. If you would like to email the planning commissioners regarding concerns, you can send it to commission@knoxplanning.org
The email address above will go to all commissioners, as well as Planning staff.

Regards, Mike-----Mike Reynolds,
AICPSenior Planner865.215.3827Knoxville-Knox County
Planning | KnoxPlanning.org
[400 Main](http://400Main.com)
Street, Suite 403 | Knoxville, TN
37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Kingdom Faith Church (5-F-19-UR)

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Thu, May 9, 2019 at 9:24 AM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Attached are pictures of flooding to the rear of the proposed development site. The road with stormwater running over it is Amelia Rd, which is to the east of the subject site.

Mike Reynolds, AICP
Senior Planner
865.215.3827



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400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: <bryan-sharon@att.net>

Date: Thu, May 9, 2019 at 9:17 AM

Subject: RE: Kingdom Hall development plan (5-D-19-UR)

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

From: Mike Reynolds <mike.reynolds@knoxplanning.org>**Sent:** Tuesday, May 7, 2019 4:13 PM**To:** bryan-sharon@att.net**Subject:** Re: Kingdom Hall development plan (5-D-19-UR)

Sharon,

I am just inquiring if you have any concerns with the new church on Millertown Pike now that you have seen the development plan. Feel free to contact me if you have any questions and please let me know if you plan to attend the Planning Commission meeting this Thursday to discuss this request.

Thanks!

Mike

Mike Reynolds, AICP

Senior Planner

865.215.3827



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On Wed, May 1, 2019 at 3:47 PM Mike Reynolds <mike.reynolds@knoxplanning.org> wrote:

Sharon,

Feel free to contact me if you have any questions.

Mike

Mike Reynolds, AICP

Senior Planner

865.215.3827



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2 attachments



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