



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Item 25 BALL HOMES, LLC

Valarie Huffman <purplepansyhuffman@att.net>

Wed, Oct 9, 2019 at 8:43 AM

Reply-To: purplepansyhuffman@att.net

To: commission@knoxplanning.org

Dear Members of the Knox County Planning Commission,

I am writing this letter on October 9, 2019, in reference to the following item on your agenda scheduled for October 10, 2019.

Item 25. BALL HOMES, LLC

[12140 Hardin Valley Road](#)/ Parcel ID 129 037, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT -10-E-19-SP

From A (Agricultural) / HP (Hillside Protection) to LDR(Low Density Residential) / HP (Hillside Protection)

B. REZONING- From A (Agricultural) to PR (Planned Residential). 10-H-19-RZ

My husband and I have lived in Brighton Farms on Hardin Valley for 26 years. We have watched much development during the last 10 years, but rate of development during the last 4 years has been extremely rapid. In 2016 Ball Homes developed Laurel Ridge which is directly adjacent to Brighton Farms. For the past 3 years the traffic congestion is so bad that we cannot get out of our neighborhood safely for an hour during the morning rush hour and again during the afternoon rush hour. During September 2019, traffic was backed up 4 differant days from Pellissippi Parkway to Hardin Valley Academy from 3pm to 6pm. Hardin Valley Road needs to be widened to 4 lanes.

In addition to the heavy traffic volume, on September 13, 2019, all of Hardin Valley had muddy debris in the water supply. It took me 2 hours running all the taps to clear the muddy water. An official from WKUD said that morning the system was running at full capacity. Another strain on our infrastructure.

Finally, I watched Ball Homes during the construction of Laurel Ridge as the bulldozers leveled the dense woods, 20 to 30 feet deep, along the back side of their property adjacent to Brighton Farms.

Tearing down native forests gives the wildlife living there no place to go, but into homeowners yards creating a hugh problem.

Based on flooding concerns and natural habitat preservation I ask the Knox County Planning Commission to protect the upper hillside of [12140 Hardin Valley Road](#) / Parcel ID 129 037. Enclosing photo of upper hillside.

The Knox County Planning Commission's staff has recommended development of this parcel to be no more than 1.88 du/acre. I agree with this recommendation.

Sincerely,

Valarie Huffman
[2212 Greenwich Lane](#)
[Knoxville, TN 37932](#)
865-691-5080
purplepansyhuffman@att.net

Sent from my BlackBerry 10 smartphone.

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10/9/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Item 25 BALL HOMES, LLC

This message was directed to commission@knoxplanning.org



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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Planning Comment for Item 25. Ball Homes LLC (10-E-19-SP & 10-H-19-RZ)

329mfr <329mfr@gmail.com>

Wed, Oct 9, 2019 at 11:45 AM

Reply-To: 329mfr@gmail.com

To: commission@knoxplanning.org

Cc: Alan Hill <alanhill55@icloud.com>

To: Knox County Planning Commission Members

I would like to provide the following comments regarding:

Agenda for Meeting on October 10, 2019

Northwest County Sector Plan Amendment (10-E-19-SP) and Rezoning (10-H-19-RZ)

and the proposed Ball Homes Subdivision near the intersection of Hardin Valley Road and Hickory Creek Road

1. Density / Units per Acre - The proposed 3.5 DUs per acre exceeds neighboring subdivisions and is very undesirable. I support the MPC Staff recommendation of 1.88 DUs per acre and certainly no more than 2.08.

2. Stormwater Runoff - I urge you to ensure that stormwater from any subdivision upstream of Covered Bridge Subdivision does not damage the existing narrow channel adjacent to Covered Bridge Subdivision and along Hickory Creek Road and East Gallaher Ferry Road, as well as the channel within the subdivision.

Recent runoff in 2019 has already been more than these channels could handle and caused unnecessary flooding and channel damage. We all know very well that any additional development would only make matters worse and cause additional costs to Knox County and Covered Bridge Subdivision for Channel Modifications and Repair.

3. It is essential that infrastructure, such as water, sewer, power and roads be modified to handle the increase need BEFORE the need arises from additional development. However, traffic along Hardin Valley Road is already too much for the existing roadways, especially in the vicinity of the Hardin Valley Schools and Pellissippi State Community College.

4. Greenways are as important as infrastructure. It is therefore essential that these areas be created BEFORE the need arises. It may be desirable for these areas to be adjacent to Hardin Valley Road and Hickory Creek Road to provide an additional buffer between subdivisions.

Thank you for your consideration of my comments.

Mike Huston

[12325 Whitetail Lane](#)[Knoxville, TN 37932](#)Email: 329mfr@gmail.com

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Oct. 10 meeting 10-E-19-SP

Chrys Huston <chryshuston@att.net>

Wed, Oct 9, 2019 at 11:22 AM

Reply-To: chryshuston@att.net

To: commission@knoxplanning.org

I am writing in reference to the Ball Homes Development on the agenda 10-E-19-SP.

1. I support the recommended 1.88 DU per acre to lessened impact on traffic, school overcrowding and topography.
2. I support keeping perimeter property and land parallel to Hickory Creek Rd. undeveloped residentially and instead used for common areas, green space, walking trails, and preservation of the existing original barn.
3. I recommend infrastructure to be addressed and expanded before further development occurs especially roads, sewers, drainage, and utilities.

Thank you for your time,

Chrys Huston
Covered Bridge Resident
Hardin Valley

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Item 25. BALL HOMES,LLC. 12140 Hardin Valley Road/Parcel ID 129 037, Commission District 6

Sharon <slrives@gmail.com>

Tue, Oct 8, 2019 at 9:17 PM

Reply-To: slrives@gmail.com

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

Dear Members of the Knox County Planning Commission:

As residents of Covered Bridge in Hardin Valley, we would like to express our concerns regarding the rezoning of parcel 129 037 and the subsequent build on that parcel. Recent development in Hardin valley has resulted in heavy traffic and destruction of mature forest and habitat. With the development of this proposed high density build, we have added concerns regarding flooding from run off that could overwhelm the creeks flowing around and into Covered Bridge. Additionally, high water usage has already put a strain on the water system. On September 13, 2019 residents experienced muddy water coming from their taps.

We support:

1. The 1.88DU/acre proposed by the Knox County Planning Commission
2. The proposed greenway parallel to Hickory Creek Road.
3. The proposed green spaces that would potentially help to control water runoff
4. The preservation of mature native forests on the top of the ridge
5. The roundabout to improve traffic flow

We submit this in the hope that a well planned Hardin Valley development will result in the preservation of the area's natural beauty as we grow.

Regards,

Charles and Sharon Rives

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Planning Comment for Item 25. Ball Homes LLC (10-E-19-SP & 10-H-19-RZ)

1 message

Phillip Hancock <pwhancock@outlook.com>

Fri, Oct 4, 2019 at 1:34 PM

Reply-To: pwhancock@outlook.com

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

Cc: "hvpa2018@gmail.com" <hvpa2018@gmail.com>, Alisandra Snyder <tntellico@gmail.com>, J Curry <jmc5612@gmail.com>, Alan Hill <alanhill55@icloud.com>, "dgarrels50@hotmail.com" <dgarrels50@hotmail.com>

Dear Members of the Knox County Planning Commission,

I am writing this letter in reference to the following item on your agenda scheduled for 10 October 2019:

Item 25. BALL HOMES, LLC

[12140 Hardin Valley Road](#) / Parcel ID 129 037, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT - 10-E-19-SP

From A (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

B. REZONING - From A (Agricultural) to PR (Planned Residential). 10-H-19-RZ

I live in the Creekside Manor Subdivision along Hickory Creek Road which is adjacent to the 117 acre parcel listed above. As a concerned member of the community and a customer of Ball Homes, I have several questions and comments related to the development of this parcel.

1) Development within Hardin Valley has taken on an accelerated pace, a pace that is outstripping the infrastructure. There are five active subdivisions currently under construction along Hickory Creek and Hardin Valley Roads west of the Campbell Station and Hardin Valley Roads intersection. This area is predominantly two lane country road prone to congestion and backups as a result of construction, line work, school buses, bicyclists, and accidents. Is there a plan to widen these roads (Hardin Valley and Hickory Creek especially) to accommodate the rapidly increasing traffic volume and what is the time frame?

2) I have three children who attend all three Hardin Valley schools and a wife who is an employee at Hardin Valley Elementary. All three schools are at or above capacity thereby putting a strain on available resources. I know the County is in the process of building a new elementary school and the plan for the development of the parcel in question is supposedly timed to match the building of the new school. What is the County's plan should the timing of the elementary school slip? Will Ball Home's proposed development timeline also be forced to slip in order to avoid further impacts to local schools?

3) The parcel in question is prone to heavy runoff when it rains, particularly in the area where the barn and new pump station are located. This runoff often puddles at the corner of Hardin Valley and Hickory Creek. Additional runoff ends up in a ditch filled to capacity running adjacent to Covered Bridge. What is the plan to accommodate additional runoff as the vegetation is stripped off the parcel while under construction?

4) I was one of the first residents of Creekside Manor subdivision and watched Ball Homes build the majority of the neighborhood. As homes were built, lots were often graded in such a manner that a severe "stair step" was created between lots and County approved drainage plans were ignored. This has created a situation where lots now suffer landslides and flooding. The parcel in question is the same type of

terrain. What is the County's plan to mitigate these same drainage issues and what assurances do we have that the County will actually enforce those plans?

5) Existing homes along Creekside Manor Lane that border the site for Ball's new subdivision have had issues with slope grading and slides. How is the development of the new subdivision expected to impact these existing homes? Is there intent to leave a wooded "division" between these homes and the new subdivision lots or will development be pushed right up to the existing property boundaries? What remedies will the County provide to existing homeowners if development impacts their property?

6) Previous Ball Homes subdivisions in Knox County have primarily been stripped of all existing vegetation & trees. Is Ball going to continue this practice or will existing vegetation & trees be left as part of the proposed "green spaces" (see Covered Bridge as an example)?

7) As described to residents, the planned subdivision will be built adjacent to the existing Creekside Manor subdivision to include a connecting entrance/exit for "emergency vehicles." The County's planning maps for this parcel show what appears to be another road at the intersection of Creekside Manor Lane and Chirping Bird Lane but this road currently does not exist. What is the actual proposed connection point? What is the impact on the existing green space (the open field/landscaping) and the secondary catch basin near the entrance to Creekside Manor?

8) In reference to Question #7, the corner of Creekside Manor Lane and Hickory Creek Road is the only bus stop for all Creekside Manor subdivision children. This is already a problem with outbound traffic and increases the danger with more vehicles potentially using the exit. What is the plan from either Ball or Knox County to mitigate this hazard?

9) In reference to Question #7, the infrastructure at the intersection of Creekside Manor Lane and Chirping Bird Lane has been in need of repair for over 2 years as a result of previous construction traffic in the neighborhood. What is Ball's plan to fix this infrastructure and what is Ball's plan to mitigate construction traffic through this adjacent entrance into the new subdivision?

10) As described to residents, the planned subdivision will have two entrance/exits but the County planning documents indicate a potential third entrance/exit along Marietta Church Road. Marietta Church Road is a narrow two-lane road with limited site distances. If this third entrance/exit is actually expected to be created, where will it be located and what safety improvements are planned for Marietta Church Road?

11) In reference to Question #10, the already under construction subdivision of Vining Mill (built by Saddlebrook) has a planned entrance/exit along Marietta Church Road. As Vining Mill and Ball's planned subdivision are built out, what is the County's plan to account for increased traffic and reduced safety at the intersection of Marietta Church and Hardin Valley Roads?

12) By connecting the new subdivision to the already existing Creekside Manor subdivision, Ball is essentially creating one extremely large subdivision. How does this impact the creation of the HOA for Creekside Manor or known fixes required in the neighborhood that Ball is responsible for?

13) In relation to Question #12 above, are there any plans by Ball to allow residents of Creekside Manor to use amenities within the new subdivision?

14) The plan mentions the creation of walking trails within the new subdivision. Are these going to be paved trails or simply sidewalks throughout the new subdivision? Are there any plans to connect these trails to the existing Creekside Manor Subdivision (e.g. at the aforementioned entrance/exit connection)?

The Knox County Planning Commission's staff has recommended development of the parcel in question to be no more than 1.88 du/acre. Based on my own experiences living in a neighborhood built by Ball Homes on the same terrain and my personal concerns about impacts to the community, I ask the Knox County Planning Commission to codify the staff's recommendation of no more than 1.88 du/acre.

I will be unable to attend the Knox County Planning Commission's planning meeting on 10 October due to prior business commitments but do look forward to answers provided to the questions above.

If you have any questions or concerns, please let me know.

Respectfully,

Phillip W. Hancock
2053 Gusty Wind Lane
Knoxville, TN 37932
865-335-1153

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Item 25. BALL HOMES, LLC 0-E-19-SP - 10-H-19-RZ

'Alan Hill' via Commission <commission@knoxplanning.org>

Tue, Oct 1, 2019 at 6:04 AM

Reply-To: alanhill55@me.com

To: commission@knoxplanning.org, jeff.welch@knoxplanning.org

Cc: Kim Frazier <hvpa2018@gmail.com>, Covered Bridge HOA <CoveredBridgeHardinValleyHOA@gmail.com>

MPC Commissioners:

Thanks for taking time to read my personal concerns as a resident in Covered Bridge.

I am not opposed to any new residential developments in Hardin Valley, but would like to see well-planned, future looking developments in this beautiful area of Knox County planned in concert with Knox County MPC, County Commission, Knox County Engineering, and TDOT. This is a beautiful, unique area of our county and is a great place to live and raise families. We just need well-planned commercial and residential development in this area.

First of all, MPC, has done a masterful job with their studies under the Hardin Valley Mobility Study and are to be commended. Hats off to Jeff Welch, Transportation Planning Organization Director, and his team. Secondly, I want to commend Kim Frazier cc'd here, who has started HVPA - Hardin Valley Planning Advocates, for all the work she and her volunteers have done to get our area recognized before County Commission and the MPC.

October 10 - MPC Agenda

Item 25. BALL HOMES, LLC

2140 Hardin Valley Road / Parcel ID 129 037, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT - 10-E-19-SP

From A (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

B. REZONING - From A (Agricultural) to PR (Planned Residential). 10-H-19-RZ

For this new zoning request to be heard on Oct. 10th at MPC I have the following concerns and comments:

1. High density - The requested 3.5DUs per acre exceeds neighboring subdivisions. I'd like to see less DUs per acre to lessen the burdens of additional homes/people straining our infrastructure.
2. Traffic - We need to ensure turning lanes are installed at key points all along Hardin Valley Road and Hickory Creek and suggest a Roundabout to straighten Hardin Valley/Hickory Creek/East Gallaher Ferry intersection to eliminate the sharp curve and the additional traffic from the proposed Ball Home subdivision. TDOT will need to accelerate the planned improvements at the Hardin Valley & Pellissippi interchange as this will further burden the already overcrowded intersection. Additionally, this will add to the many cars on the northbound shoulder exiting Pellissippi Pkwy at HV Road in the afternoon rush hour.
3. Storm water run-off - Further destruction of the wetlands on Hickory Creek at East Gallaher Valley next to Covered Bridge will further strain our creek running under our Rustic Bridge Blvd entrance under our bridge and increase erosion. We already have extra water flow since Creekside Manor was completed by Ball Homes within the past year on Hickory Creek.
4. School Overcrowding - As I understand I think the HV Elementary, Middle, and HVA High School are all at capacity. What is the plan to handle additional K-12 students if this large development is approved?

5. I thought there was a proposed greenway along Hardin Valley Road at least from East Gallaher Ferry to the Steele Road area to connect to the schools. Any Status Update on this?
6. Narrow Roads - Concerned about extra vehicular traffic mingled with bicycle traffic along Hardin Valley & Hickory Creek. Many times there is literally NO Room to go around bicyclist on these roads with NO shoulder creating a dangerous situation and traffic congestion.
7. Historic Preservation - This piece of property owned by the Gallaher/Seal family dates back into 1904/1927 time frame over 100 years. There is a large iconic barn with special beams/joints, so I am told, that graces the area at the 3-way intersection of Hardin Valley/Hickory Creek/East Gallaher Ferry. This barn "*says what the Hardin Valley is all about*" from it's long history in agriculture and along a major thoroughfare in former years leading out of Knox County to Roane and Loudon Counties. I'd like to see this barn preserved regardless of how this rezoning turns out. Perhaps a park-like area could be developed around the barn or a rest stop for bicyclists and walkers/runners whenever a new greenway is established.

I'll be glad to discuss this personally with you via email or by phone via my mobile number below. I will be out of town on Oct. 10th and unable to attend the meeting.

Thanks for all you do to serve our county.

Sincerely,

Alan L. Hill
[2500 Echo Brook Lane](mailto:AlanHill55@me.com)
Knoxville, TN 37932

865-382-2256 Mobile
AlanHill55@me.com

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Requested zoning change Hickory Creek and Hardin Valley Roads

1 message

Alisandra Snyder <intellico@gmail.com>

Tue, Sep 24, 2019 at 12:36 PM

Reply-To: intellico@gmail.com

To: commission@knoxplanning.org

On October 10, the Planning Commission is apparently planning to consider a request by Ball Homes to change the zoning of the subject property from Agricultural to Low Density. This would result in the construction of hundreds of additional homes in an area already suffering from a lack of infrastructure, especially roads and schools.

I am aware that the Planning Commission uses a formula that somehow shows that the tiny rural roads of west Knox County can handle the enormous increase in traffic that is already occurring. This has already been shown to be false. Commission members should travel through the corridor between Watt Road and Route 162 on any week day between 7 and 9 am or between 2 and 4 pm to see the effects of the poor planning decisions already made. With the heavy trucks moving from the Vulcan quarry and the residential traffic from existing and new subdivisions, the intersection of Hickory Creek and Hardin Valley Roads and the intersection of Marietta Church and Hardin Valley Roads are already hazardous. This will get much worse with the construction of a new, large subdivision between Hickory Creek and Marietta Church Roads.

I am not addressing the impacts on the already overcrowded elementary and middle schools and Hardin Valley Academy -- I'm sure others are addressing this issue. Please consider the pleas of residents as well as developers at your meeting. Thank you.

Alisandra Snyder
[2031 Creekside Manor Lane](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 10-E-19-SP PLAN AMENDMENT

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Tue, Sep 24, 2019 at 11:59 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Tarren Barrett <tarren.barrett@knoxplanning.org>

FYI -

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

From: **Benjamin Burnette** <benburnette@gmail.com>

Date: Tue, Sep 24, 2019 at 11:46 AM

Subject: 10-E-19-SP PLAN AMENDMENT

To: <liz.albertson@knoxplanning.org>

Hello Liz,

I hope you're well.

We deal with significant HVE school traffic already. Adding an additional 400 homes seems painful without significant road construction to accommodate the increased school traffic at HVE. What is the plan to accommodate?

Thanks

Benjamin Burnette, MS, PE, CBO

865.898.1456

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Liz Albertson, AICP

Senior Planner

865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org