



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 9-D-19-UR

Jean Giusto <jeangiusto@comcast.net>

Tue, Sep 10, 2019 at 12:53 PM

Reply-To: jeangiusto@comcast.net

To: commission@knoxplanning.org

Cc: tom.brechko@knoxplanning.org

This property sits directly behind my house and I wanted to share some of my concerns.

Noise - depending on what business actually goes in that space it has the potential for severely impacting me. Is there anything in place to make sure the noise level is kept low and to a minimum?

Dumpsters being emptied in the very late or early morning hours is also a concern.

Lighting - I realize that lighting is important for safety and security for a business however since this is directly behind my house I have concerns that my back yard will be "lit up like the 4th of July".

I know there is the 50 foot "undisturbed buffer & 25 foot set back but especially in the winter time you can see clear through to the property.

Thank you for your consideration of these matters

Jean Giusto

112 Essex Drive

Knoxville TN 37922

865-691-2043

Sent from my iPad

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 9-D-19-UR

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

Tue, Sep 10, 2019 at 8:37 AM

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

From: **Jay Bruhn** <jjwjt37@gmail.com>
Date: Mon, Sep 9, 2019 at 7:02 PM
Subject: 9-D-19-UR
To: Mike Reynolds <mike.reynolds@knoxplanning.org>
Cc: Jay Bruhn <jjwjt37@gmail.com>

Attn; Mike Reynolds

I am writing about concerns about the proposed 192 apartment on above mentioned case. These concerns are from a number of residence in Seven Oaks.

- 1 Traffic from appartements as there will be only entrance and exet which will be Moss Grove Blvd. In addition to the traffic you have Sherrill Hills Retirement Resort having many apartments . These along with business establishments using this road are now causing traffic problems at the intersection with Kingston Pike. This will cause major problems.
2. Noise and lighting affecting the subdivisions around proposed development.
3. Water run off which is a problem in Seven Oaks since establishments of Sherill Hills.
4. Set backs as currently established maintained or increased.
5. Effect on schools.
6. Crime, We have had more crime in this area in the last couple years and we are sure this development will not help.
7. We were told when Academy Sports was built and they had to do some blasting that the property back of there Could not be built on du the the rock formations. Some of the neighbors received some damage to their property from the blasting.
8. The proposed development will have a large negative impact on property values surrounding a development of this kind.

Please let me know if you get this.

Jay Bruhn
108 Norfolk Dr.
Knoxville TN 37922
jjwjt37@gmail.com
865-809-8576

Unable to attend meeting.

Virus-free. www.avg.com

9/10/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 9-D-19-UR

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] RE: Kingston Pike - Sherrill Hill - Use on Review scheduled for 9/12/19 at 1:30 p.m.

Rhonda French <rfrench@hdclaw.com>
Reply-To: rfrench@hdclaw.com
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Tue, Sep 3, 2019 at 3:00 PM

Commissioners:

As a homeowner in Seven Oaks subdivision which is adjacent to this development, I do have concerns regarding the property being looked at for construction of a huge number of apartment units.

Wooded Property – Is the proposed site of these apartment units being used as originally zoned? My recollection is the property would only be used for medical office space.

Drainage – Several homeowners of our subdivision whose property borders Sherrill Hills development have experienced drainage issues. It is feared that new construction will exacerbate the problem to our border homeowners. We would like assurances from the developer that drainage will not be an issue for these homeowners.

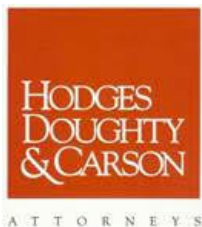
Wildlife – What provisions will be made for the wildlife that currently calls the wooded areas home? I do not want any wildlife killed.

Traffic – Traffic at the intersection of Kingston Pike and Moss Grove is a problem at high shopping peaks. West bound traffic turning into the development far exceeds the left hand turn lane allowing traffic to turn left into the development, so much so that the left hand lane of Kingston Pike is blocked and only one lane allows traffic to proceed west on Kingston Pike. This has been tolerable since it is only during Christmas holidays. But an additional 192 families seems to be a lot of additional traffic at this intersection and on Kingston Pike.

Schools – Our schools will surely be impacted by these additional families. West Knoxville schools are at an overcrowded level now. Has this been thought about?

Thank you for your consideration to these concerns.

Rhonda French
100 Suffolk Drive
Knoxville, TN 37922
865/924-9894



Rhonda B. French, CP
Paralegal
617 Main Street
P.O. Box 869
Knoxville, TN 37901-0869
Telephone: 865-292-2307
Facsimile: 865-292-2321
<http://www.hdclaw.com>



CONFIDENTIALITY NOTICE: This communication constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. Section 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission, and any attachments, may contain confidential attorney-client privileged information and attorney work product. If you are not the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. Please contact us immediately by return e-mail or at (865) 292-2307, and destroy the original transmission and its attachments without reading or saving in any matter.

--

This message was directed to commission@knoxplanning.org

2 attachments



image003.jpg
22K



image006.png
21K