



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Case 1-I-20-UR: Pittman Estates on Buttermilk Road, Hardin Valley**

1 message

**Tom Brechko** <tom.brechko@knoxplanning.org>  
Reply-To: tom.brechko@knoxplanning.org  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Jan 8, 2020 at 10:12 PM

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

From: **Michael Cherry** <macherry05@gmail.com>  
Date: Wed, Jan 8, 2020 at 10:00 PM  
Subject: Case 1-I-20-UR: Pittman Estates on Buttermilk Road, Hardin Valley  
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>  
CC: aeshanton@gmail.com <aeshanton@gmail.com>, jamie.price@belewdrugs.com <jamie.price@belewdrugs.com>, abcherry05@gmail.com <abcherry05@gmail.com>, zshanley@gmail.com <zshanley@gmail.com>, Jason Alex Cunningham <jac423@gmail.com>

Dear Mr. Brechko,

As residents of Buttermilk Road, we were apprehensive to hear about the proposed Pittman Estates development on the land behind our home. And even though the prints show the entrance to Pittman Estates will connect to Buttermilk, the NPC hearing signs were only placed on Pittman Road (where there are no planned entrances to the neighborhood). Since the Buttermilk Road residents were not given the proper notification per the required sign posting agreement (signed by Jim Sullivan) we would like to request that the NPC give us time to properly document and explain our concerns. We believe this high density development will cause significant traffic and road safety issues.

Between the two phases of construction shown on the plans, there will be over 110 lots bringing the density of the development to 4.2 du/ac. The visibility will be very limited when exiting the neighborhood and there will be a significant increase to traffic on Buttermilk.

We have already witnessed one developer fail to be able to work around the sink hole and water issues with that piece of land and we do not particularly want to have to clean up another abandoned construction site.

Thank you for your time.

Sincerely,

Michael and Ashley Cherry  
[12508 Buttermilk Road](#)

Sent from [Mail](#) for Windows 10

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Thomas Brechko, AICP  
Principle Planner  
865-215-3794



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](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Concerned Neighbors of the Proposed Pittman Estates**

1 message

**Tom Brechko** <tom.brechko@knoxplanning.org>  
Reply-To: tom.brechko@knoxplanning.org  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Jan 8, 2020 at 10:11 PM

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

From: **Jamie Price, Pharm.D.** <jamie.price@belewdrugs.com>  
Date: Wed, Jan 8, 2020 at 9:57 PM  
Subject: Concerned Neighbors of the Proposed Pittman Estates  
To: <tom.brechko@knoxplanning.org>

Dear Tom,

We, as the closest and most immediately-impacted by the proposed "Pittman Estates" neighborhood development, with its main entrance directly touching our property, appeal the plan to build a congested subdivision.

We have several reservations and concerns.

We are happy and active members of our Hardin Valley community, participating in litter clean-up days and cheering on the Hawks' sports teams. We moved here from the busy city of Memphis, and for the longest time, we've felt like our rural spot on the map is a slice of Heaven, with friendly neighbors, peaceful views, and weekly wildlife sightings.

We are very upset with the potential neighborhood development proposed to take place adjacent to and behind our property. We fear this proposal will affect our safety and privacy negatively. A few years ago, a company called, Twin Willows, went bankrupt after tearing up the land to develop a road beside and behind our house for a neighborhood. They encroached on our property lines, offered to buy part of our backyard for \$10,000, and left their dumpster, equipment, and permanent building supplies behind. One day, a neighbor called to let us know that the builders had attached extension cords to our house to run power to some of their equipment... We were thankful to hear their greedy plan fell through. The work they actually performed over the course of several months was minimal in size; however, the impact on our property was already felt.

We are disgusted to hear of a proposed neighborhood that could include multiple houses per acre. There are so many neighborhoods with quickly-built, compact homes developing in Hardin Valley as we speak. This takes away from what made Hardin Valley so appealing in the first place. Our community will quickly outgrow its infrastructure, and suffer from the increased traffic flow. We will directly feel the effects of having high rates of increased traffic coming and going every day next to our driveway. We read the estimated traffic impact is 749, with the plan to put in over 70-113 homes! What on EARTH! This is awful!

We're not okay with the increased traffic count, the noise that accompanies it, and the increased dangers resulting from accident risk along Buttermilk Road.

Thank you for your time,  
Dr. and Mrs. Price  
12510 Buttermilk Road  
Knoxville, TN 37932

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Thomas Brechko, AICP  
Principle Planner  
865-215-3794



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