



## Massey Creek HOA

12067 Salt Creek Ln

Knoxville, TN 37932

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January 12, 2022

To: Knoxville-Knox County Planning

Re: S&E Properties/Scott Smith  
1-G-22-UR & 1-SB-22-C

Planning Staff and Commissioners,

I am writing you in opposition of the development that S&E Properties is seeking approval for which is located at Hardin Valley Rd and Mission Hill Ln.

The last vote on this property mostly regarded a home being built too close to Hardin Valley Rd. Everyone knows that Hardin Valley Rd is in desperate need of widening and placing a home that close is counterproductive.

Since that last meeting, S&E managed to buy a small strip of land between his property and Mission Hill Ln. This new purchase did nothing to the previous plan except try to squeeze more lots from the previously approved 18 to the now requested 26. Five of those lots are being requested to front Mission Hill Ln with their five driveways. These five lots fronting Mission Hill Ln have nothing to do with the development they have been seeking approval for - it is simply a money grab to squeeze as much as possible. These types of developers need pushback from our government agencies as they don't seem to have their own sense of self-control, creativity, & respect for the land. These types of developers are simply in business with their greedy mindset. This is the perfect opportunity for our government agencies to place restrictions & requirements to protect the area and surrounding home values.

Mission Hill Lane was developed strictly for Massey Creek Subdivision. Mission Hill Lane is a beautiful boulevard entrance that was professionally sodded. The Massey Creek Homeowner's Association pays to mow, landscape, fertilize, irrigate, and light the boulevard entrance. A significant portion of our budget is for this entrance. The main bricked sign for Massey Creek Subdivision is placed at Hardin Valley Rd and Mission Hill Ln. If you allow these five driveways along the exit of this boulevard entrance, you will be creating a dangerous area as the new homes will not have direct access to their driveway. This is in addition to the request of Saddlebrook requesting 33 townhomes a couple hundred feet up on Mission Hill Ln (which is in an even more dangerous location).

Please look at this request in depth and understand that the five driveways are not appropriate for the requested placement. I am asking you to deny the lots 22-26 completely, deny the placement of the detention pond as it detracts from the current

landscape and will severely impact surrounding home values, deny setback requests, revert this property back to its previously approved 18 lots, & please slow down Hardin Valley growth! The infrastructure cannot handle it and you know it.

As for the Hardin Valley Rd entrance to this development, it should have a minimum requirement to install a turning lane just as Vining Mill was required to do so. This section of Hardin Valley is severely overdeveloped at this point and adding more every month is creating an extremely dangerous situation. Take a look at what is being approved within a short distance.

Thank you for your time,

Matthew Brooks  
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