

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thus, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Susan Daugherty

2413 Brooke Willow Blvd  
Knoxville, TN 37932  
865.249.8185

[dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)  
[herb@claibornehauling.com](mailto:herb@claibornehauling.com)  
[bartcarey@comcast.net](mailto:bartcarey@comcast.net)  
[artclancy3@gmail.com](mailto:artclancy3@gmail.com)  
[llcole712@gmail.com](mailto:llcole712@gmail.com)  
[eason.mpc@gmail.com](mailto:eason.mpc@gmail.com)  
[mgoodwin.mpc@gmail.com](mailto:mgoodwin.mpc@gmail.com)  
[lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)  
[makane1@bellsouth.net](mailto:makane1@bellsouth.net)  
[cflomax@hotmail.com](mailto:cflomax@hotmail.com)  
[rebeccalongmire@hotmail.com](mailto:rebeccalongmire@hotmail.com)  
[brianpierce@mbiarch.com](mailto:brianpierce@mbiarch.com)  
[jwroth@qmwkx.com](mailto:jwroth@qmwkx.com)  
[wstowers@stowerscat.com](mailto:wstowers@stowerscat.com)  
[jtocher.mpc@gmail.com](mailto:jtocher.mpc@gmail.com)



**Fwd: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)**

8 messages

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 11:04 AM

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

From: **Vic Adamson** <vicadamson@yahoo.com>  
Date: Mon, Mar 10, 2014 at 11:03 AM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>  
Cc: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "llcole712@gmail.com" <llcole712@gmail.com>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds and potentially other common amenities, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Vic and Monica Adamson  
2529 Bridge Valley Ln

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 1:11 PM

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

From: **Brooke Satkowiak** <bsatkowiak@gmail.com>  
Date: Mon, Mar 10, 2014 at 1:03 PM  
Subject: Re: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property.

However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Brooke Satkowiak

2512 Bridge Valley Lane

Knoxville, TN 37932

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 1:36 PM

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

From: **Angela Erfman** <aerfman@bdry.com>  
Date: Mon, Mar 10, 2014 at 1:31 PM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

---

**From:** Angela Erfman

**Sent:** Monday, March 10, 2014 1:03 PM

**To:** 'dan.kelly@knoxmpc.org'; 'herb@claibornehauling.com'; 'bartcarey@comcast.net'; 'artclancy3@gmail.com'; 'llcole712@gmail.com'; 'eason.mpc@gmail.com'; 'mgoodwin.mpc@gmail.com'; 'lenedna@bellsouth.net'; 'makane1@bellsouth.net'; 'cflomax@hotmail.com'; 'rebeccalongmire@hotmail.com'; 'brianpierce@mbiarch.com'; 'jwroth@qmwkx.com'; 'wstowers@stowerscat.com'; 'jtocher.mpc@gmail.com'

**Subject:** MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

**Angela Erfman**

**Controller**

**B-Dry, LLC**

**4300 Papermill Drive**

**Knoxville, TN 37909**

**Homeowner**

**2519 Brooke Willow Blvd.**

**Knoxville, TN 37909**

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 1:56 PM

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

From: **Satkowiak, Thomas** <tomsid@utk.edu>  
Date: Mon, Mar 10, 2014 at 1:50 PM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property.

However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Thomas Satkowiak

2512 Bridge Valley Lane

Knoxville, TN 37932

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 2:49 PM

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

From: **John and Patricia Cupp** <jwpfcupp@yahoo.com>  
Date: Mon, Mar 10, 2014 at 2:49 PM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>  
Cc: John Cupp <johncupp1@gmail.com>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

John and Patricia Cupp  
2424 Brooke Willow Blvd  
Knoxville, TN 37932

Phase I, Lot 87 - The Glen at Hardin Valley

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 7:52 AM

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

From: <timedgemon@comcast.net>

Date: Mon, Mar 10, 2014 at 6:57 PM

Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)

To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org), [dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org), [herb@claibornehauling.com](mailto:herb@claibornehauling.com), [bartcarey@comcast.net](mailto:bartcarey@comcast.net), [artclancy3@gmail.com](mailto:artclancy3@gmail.com), [llcole712@gmail.com](mailto:llcole712@gmail.com), [eason.mpc@gmail.com](mailto:eason.mpc@gmail.com), [mgoodwin.mpc@gmail.com](mailto:mgoodwin.mpc@gmail.com), [linedna@bellsouth.net](mailto:linedna@bellsouth.net), [makane1@bellsouth.net](mailto:makane1@bellsouth.net), [cflomax@hotmail.com](mailto:cflomax@hotmail.com), [rebeccalongmire@hotmail.com](mailto:rebeccalongmire@hotmail.com), [brianpierce@mbiarch.com](mailto:brianpierce@mbiarch.com), [jwroth@qmwkx.com](mailto:jwroth@qmwkx.com), [wstowers@stowerscat.com](mailto:wstowers@stowerscat.com), [jtocher.mpc@gmail.com](mailto:jtocher.mpc@gmail.com)

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,  
Timothy Edgemon  
2401 Brooke Willow Blvd  
Knoxville, TN. 37932

---

**Dan Kelly** <dan.kelly@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 8:12 AM

[Quoted text hidden]

--

Dan Kelly  
MPC, Development Services Manager  
(865) 215-2500

---

**Dan Kelly** <dan.kelly@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Mar 11, 2014 at 8:20 AM

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

From: **Angela Erfman** <aerfman@bdry.com>

Date: Mon, Mar 10, 2014 at 1:02 PM

Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F)

To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "llcole712@gmail.com" <llcole712@gmail.com>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jttocher.mpc@gmail.com" <jttocher.mpc@gmail.com>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have



## Fwd: The Glen at Hardin Valley Phase II plans

1 message

**Dan Kelly** <dan.kelly@knoxmpc.org> Mon, Mar 10, 2014 at 10:24 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Emily Dills <emily.dills@knoxmpc.org>

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

From: **Louis Kohler** <louisandsage@gmail.com>

Date: Mon, Mar 10, 2014 at 9:41 AM

Subject: The Glen at Hardin Valley Phase II plans

To: dan.kelly@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, lcole712@gmail.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, lenedna@bellsouth.net, makane1@bellsouth.net, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Louis V Kohler  
2524 Bridge Valley Lane  
Knoxville, Tn. 37932

--

Dan Kelly  
MPC, Development Services Manager  
(865) 215-2500





**Fwd: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).**

1 message

**Dan Kelly** <dan.kelly@knoxmpc.org> Mon, Mar 10, 2014 at 10:25 AM  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Emily Dills <emily.dills@knoxmpc.org>

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

From: **McNabb, Andrew (GE Intelligent Platforms)** <Andrew.McNabb@ge.com>  
Date: Mon, Mar 10, 2014 at 8:16 AM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).  
To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "llcole712@gmail.co" <llcole712@gmail.co>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

James Andrew McNabb  
2429 Brooke Willow Blvd  
The Glen at Hardin Valley

Project Manager

GE Intelligent Platforms

Global Professional Services Americas

--

Dan Kelly

MPC, Development Services Manager

[\(865\) 215-2500](tel:(865)215-2500)



---

**Fwd: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).**

1 message

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Mar 10, 2014 at 11:25 AM

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

From: **sschwepler** <saschwepler@comcast.net>  
Date: Mon, Mar 10, 2014 at 11:16 AM  
Subject: MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully,

Steve & Kathy Schwepler  
2433 Brooke Willow Blvd.  
Knoxville, TN 37932



**Fwd: , MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).**

1 message

**Dan Kelly** <dan.kelly@knoxmpc.org>

Tue, Mar 11, 2014 at 8:14 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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

From: **Jim Vandergriff** <jamesvandergriff@comcast.net>

Date: Mon, Mar 10, 2014 at 2:56 PM

Subject: , MPC agenda item #29 - The Glen at Hardin Valley Phase II (3-SH-14-F).

To: dan.kelly@knoxmpc.org

Dear Sir/Madame,

As an existing homeowner in Phase I of The Glen at Hardin Valley subdivision, and a member of the Phase I homeowners association (HOA) of the same, I do not object to the development of the Phase II property. However, I am aware the developer of Phase II represented to Knox County the Phase II development as inclusive to Phase I, a point I strongly disagree. As it is, the Phase II developers purchased the Phase II property free and clear of the Declaration of Covenants of Phase I, meaning Phase II property IS NOT legally bound to the Phase I HOA. Thusly, I oppose the approval of the Final Plat for Phase II, as the Phase II drainage plan conveys storm water from Phase II, into the detention ponds of Phase I, to which the Phase II developer has no right of use. The Phase I ponds are common property to the Phase I HOA and are maintained by the same. Thereby, the approval of the proposed Phase II development is in direct conflict with the property rights of the Phase I HOA.

In order for the development to uphold the property rights of the Phase I HOA, the Phase II property would have to be annexed into the existing Phase I HOA, thereby assuring the Phase II homeowners will rightly share in the burden of maintaining the Phase I ponds, OR the Phase II design be modified to capture and detain Phase II post-development runoff within the boundaries of the Phase II property. Until such time, I will continue to fight to maintain the property rights of the Phase I HOA.

Respectfully, James Vandergriff

{2437 Brooke Willow Blvd.}

--  
Dan Kelly  
MPC, Development Services Manager  
(865) 215-2500