



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

[MPC Comment] Concerning Proposed Apartment construction on Wallace Road

1 message

Leslie Bowden Nack <lbowden63@gmail.com>
Reply-To: lbowden63@gmail.com
To: commission@knoxmpc.org

Wed, Jan 7, 2015 at 1:19 PM

Dear MPC Commissioners,
I hope that this note finds you enjoying the first days of 2015.

I am writing to oppose the proposed apartment construction on Wallace Road MPC File 1-D-15-UR. I live on Paddington Road in the Lyons Crossing subdivision and share my entire rear property line with 1205 Wallace Road. I am a mother of four and we moved to this home in July 2014 to have more space for our children, three of whom we adopted through Knox County's Department of Children's Services in 2012. We were pleased to find a home large enough to meet our needs in a quiet, family-oriented subdivision. I am concerned the the proposed apartments will change the character of our area.

My opposition is four fold:

1) Traffic congestion and safety. The area in question is a well-populated area filled with traffic and people. Northshore drive is a well-traveled road, but it is narrow and ill-equipped for the traffic it must support. Furthermore, Wallace Road and Nubbin Ridge Road are narrow and windy and cannot safely support the traffic that this complex would produce. I understand that there are several other projects being proposed in the same area on Northshore Drive and Nubbin Ridge Road. The thought of adding this much traffic and congestion to our community is completely unsafe.

2) Property value. As mentioned, we purchased our home just six months ago. While close to the city, we enjoy a peaceful area. This has helped keep property values in Lyons Crossing healthy. The proposed apartment complex will sit a large apartment building about 119 feet from the back of my home. I do not look forward to the day when residents can sit on their balcony and see into my children's bedrooms. Added congested, the eye sores from surrounding neighborhoods as well as added noise will be detrimental to property values of some well established neighborhoods bordering and close by 1205 Wallace Road. I picture the day when we will need to sell our home and potential buyers gazing into their very close neighbors behind our home in the apartments. This will definitely negatively affect with values of the homes in our neighborhood of well-maintained, lovely upper middle class homes.

3) Construction and Drainage Concerns: As our property is downhill from the rear of 1205 Wallace Road I am concerned with drainage and construction issues during building and on-going drainage concerns that new development brings.

4) Change in Character of Area: The area surrounding this project is low-density residential and agricultural. Adding apartment dwelling will change the character of the area. People in this area take pride in our community. We do not want added congestion, noise and headaches to have proud residents move so that they can find the environment that they once enjoyed here.

Thank you for your time and attention to this matter. I can be reached at lbnack@gmail.com or 865-776-3220 for further discussion.

Leslie Bowden Nack

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