



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

[MPC Comment] Rezoning at the 2100 block of Emory Road

1 message

carol.ellis@comcast.net <carol.ellis@comcast.net>

Tue, Jul 7, 2015 at 4:56 PM

Reply-To: carol.ellis@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

I would like to express my concern with the rezoning applications, 7B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

I am opposed to the rezoning and proposed use for the rental apartment complex. This is a low density residential region with personally owned homes (avg. density of 2 dwellings per acre) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps one hundred fifty homes surround the parcels in question and about 25 homes directly abut the parcels. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane.

Significant impacts of concern are given below:

- A major increase in traffic and congestion, especially in Emory Estates, and immediately to the right and left of proposed entrance.
- Increase noise and activity
- Possible traffic safety problems for children in Emory Estates.
- Property values in surrounding areas could decrease.
- Sales of homes could be more difficult
- Possible impacts from activities of transient renters of the apartments
- During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward my residence and Emory Road

I appreciate your kind attention and would appreciate a decision that did NOT support this proposal.

Sincerely,

Rick and Carol Ellis
2111 E Emory Road
Knoxville TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Applications: 7-B-15-SP and 7-D-15-RZ

1 message

Sarah Johnson <sjohnson@hpc-law.com>

Wed, Jul 8, 2015 at 9:01 AM

Reply-To: Sjohnson@hpc-law.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "plachtom@comcast.net" <plachtom@comcast.net>, "rcd@uscni.com" <rcd@uscni.com>, "ddhrdh80@yahoo.com" <ddhrdh80@yahoo.com>

Dear Commissioners:

I am writing in regards to the July 9, 2015 rezoning hearing, during which the above-referenced rezoning applications are set for discussion. I am a resident of Emory Estates at 7717 Dan Lane, Knoxville, Tennessee 37938.

Attached please find a Petition signed by 134 residents of Emory Estates, the neighborhood abutting the property proposed to be rezoned from Low Density Residential to Medium Density Residential/Planned Residential. The original Petition will be presented at tomorrow's hearing. Please note approximately 97% of residents signed the attached Petition. As you can see, we have substantial concerns regarding an increase in traffic volume. Emory Estates is a one-road-in, one-road-out subdivision. Hoff Lane is that road – the only access to our homes. Hoff Lane has a narrow blind 90 turn that is challenging under the current low volume (Emory Estates residents only) traffic. The potential of adding hundreds of cars per day to this narrow and hilly road originally designed to service 50-75 homes is simply dangerous. The road is not designed to handle the volume of traffic that MDR rezoning would bring.

Additionally, other significant impacts of concern are given below:

- Increased noise and activity.
- Possible traffic safety problems for children in Emory Estates.
- Property values in surrounding areas could decrease.
- During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road.

We respectfully request that you deny the rezoning application and leave these 17 acres zoned "Low Density Residential."

Sincerely,

Sarah R. Johnson, Attorney

Holifield & Associates, PLLC • 11907 Kingston Pike, Suite 201 • Knoxville, Tennessee 37934

Phone: 865.566.0115 • Fax: 865.566.0119 • www.holifieldlaw.com



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This message was directed to commission@knoxmpc.org



Emory Estates Petition re Rezoning App 7-B-15-SP 7-D-15-RZ.pdf

463K



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

[MPC Comment] Proposed rezoning 7-B-15-SP, 7-D-15-RZ

1 message

'cheri matlock-kemp' via Commission <commission@knoxmpc.org>

Tue, Jul 7, 2015 at 3:58 PM

Reply-To: cmk_911@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioners

I am writing to express my opposition to the proposed property re-zoning plan file number 7-B-15-SP, 7-D-15-RZ. I currently live on Trent Valley Lane and am concerned about the impact on my property as well as the increased traffic problems that would arise on Emory Rd. if medium density housing is approved.

I am concerned that property values would be diminished making resale difficult, the increased traffic on Emory Rd would create an increase hazard both to residents as well as school children who attend and walk to the elementary school and that the crime rate would rise due to transient apartment dwellers. Additionally several of the homes in this area are already dealing with water run off and the possibility of new construction could increase this problem.

I appreciate your attention to this matter and hope that you will NOT support this proposal.

Sincerely

Cheri Matlock-Kemp
1923 Trent Valley Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] rezoning LDR to MDR

1 message

mporocky via Commission <commission@knoxmpc.org>

Wed, Jul 8, 2015 at 9:08 AM

Reply-To: mporocky@aol.com

To: commission@knoxmpc.org

file # 7-B-15-SP, 7-D-15-RZ

Commissioners,

When you review this proposal, please keep in mind that there is a reason people move to this area.

They want to get away from multiple housing , and enjoy a more private and secure lifestyle.

The traffic on Emory Rd is already very heavy , and the schools are already over burdened with too many students , and not enough resources.

Is this project going to produce enough tax income on its own to solve those two problems , let alone increased policing and emergency protection? I think not !! If property values go down , and we all petition to re-assess and lower our taxes, the problem gets worse.

This is a very bad idea , and I and all my neighbors on Morris Rd are totally against it!!!

This close ,but rural community wants to remain that way.

Thanks , but no Thanks to the rezoning,
Mike and the rest of the citizens on Morris Rd

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Concern with Rezoning

1 message

Robert Pelle <robpelle@att.net>
Reply-To: robpelle@att.net
To: commission@knoxmpc.org

Tue, Jul 7, 2015 at 10:29 PM

Dear Commissioners,

I would like to express my opposition to the rezoning of 17 acres adjacent to Hoff Lane, Dan Lane, Fortner Lane, Morris Road, Trent Valley Ln, Dairy Ln and Emory Road.

The proposed rezoning will cause traffic and congestion problems and result in noise for many residents within the neighborhood. Residents of the existing homes would be negatively affected by the proposed rezoning by lower home values. Finally, many of the homeowners have children. The added traffic will present a new safety hazards.

Please give careful consideration to these concerns. I would appreciate your decision to reject this proposal.

Sincerely,

Robert and Yvonne Pelle
7721 Dan Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Rezoning File #s 7-B-15-SP & 7-D-15-RZ (Belle Investment Company)

1 message

Tom Plachinski <tplach@novausa.us>

Tue, Jul 7, 2015 at 2:38 PM

Reply-To: tplach@novausa.us

To: commission@knoxmpc.org

Dear Commissioners,

As a long-time resident of Emory Estates subdivision I am opposed to the possibility of the above referenced property being rezoned from "Agricultural" and "Low Density Residential" to "Medium Density Residential".

My primary concern is the huge increase in the traffic volume on Hoff Lane associated with residents of a medium density rental apartment complex using Hoff Lane to access the 17 acre apartment development. Emory Estates is a one road in, one road out subdivision. Hoff Lane is that road - the only access to our homes. Hoff Lane has a narrow blind 90 turn that is challenging under the current low volume (Emory Estates residents only) traffic. The potential of adding hundreds of cars per day (associated with MDR apartments on 17 acres) to this narrow and hilly road originally designed to service 50-75 homes is simply dangerous. The road is not designed nor capable of handling the volume of traffic that MDR rezoning would bring.

For these reasons, I am adamantly opposed to this rezoning request.

Noteworthy is the fact that, so far, 87 of my neighbors who signed a petition (that will be presented to you) agree that rezoning would create an unsafe, hazardous traffic situation for Emory Estates residents as well as residents of the proposed apartment development.

I respectfully request that you deny the rezoning application and leave these 17 acres zoned "Low Density Residential".

Thank you for your time and consideration.

Tom Plachinski

7711 Dan Lane (Emory Estates)

Knoxville, TN 37938

865-310-2448

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This message was directed to commission@knoxmpc.org

July 6, 2015

Dear Commissioners,

My wife and I both hope and pray that rezoning applications 7-B-15-SP and 7-D-15-RZ, which are scheduled to be reviewed at the July 9 Hearing, will be denied. The Belle Investment Co.'s proposed use and rezoning requests to erect a large apartment complex along Emory Road are thoroughly incompatible with the surrounding area, and more particularly Emory Estates.

My wife and I have lived on Hoff Lane for 35 years. Emory Estates is now and has always been a low density residential area with personally owned homes, with an average density of less than two dwellings (homes) per acre. Not one parcel of Emory Estates is zoned MDR.

Our children played on and around the streets of the Emory Estate Subdivision and now our four grandchildren (ages 2 to 13), who live on Fortner Lane (which also abuts the proposed apartment complex) continue to play in and around the streets of Emory Subdivision.

We strenuously object to the proposed rezoning for all of the following reasons:

- 1 Construction of such an apartment complex would greatly increase the traffic on Hoff Lane, a quiet, single access, subdivision road.
- 2 The increased traffic on Hoff Lane, with its increased noise and increased speed, would certainly decrease property values in Emory Estates and make it more difficult to sell homes that would no longer be quiet, safe subdivision homes, but would become homes adjoining the causeway to a large apartment complex.
- 3 Our safe, quiet subdivision, which has been quite free of crime and the transient partying generation, would be quickly transformed into a more dangerous, less desirable place to live.
- 4 Moreover, the increased traffic would exponentially increase the danger to our children and grandchildren. Unsurprisingly, those who would lease any newly erected apartment building would not have children that play on and around Hoff Lane, making it much more likely that they and their visitors would generally speed through our quiet subdivision with the simple goal of quickly getting to the apartment complex. It is very likely that any approval of the requested zoning changes would lead to an exponentially increased risk of injury and possibly even the death to the children (our children and grandchildren) living and playing in our currently quiet subdivision.

I appreciate your thoughtful attention to this matter and pray that you will protect our homes, children and grandchildren by denying this proposed zoning change.

Sincerely yours,

Richard E. Riggs and Debra J. Riggs
7609 Hoff Lane,
Knoxville, Tennessee 37938



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

[MPC Comment] Rezoning Proposal file# 7-B-15-SP, 7-D-15-RZ

1 message

Tami Stiner <TMS5833@1ffc.com>

Tue, Jul 7, 2015 at 3:40 PM

Reply-To: tms5833@1ffc.com

To: commission@knoxmpc.org

Dear Commissioners:

We would highly like to express our concerns with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals to rezone parcels along Emory Rd from LDR to MDR for a large apartment complex are totally unsuited with the surrounding areas.

We are very opposed to the rezoning and proposed use for a rental complex. This is a low density residential area with personally owned homes, roughly 2 dwellings per acre on average and no current MDR zoning anywhere.

There are anywhere from 5 to 6 neighborhoods with around one hundred and fifty or more homes surrounding the parcels in question, and about 25 or more homes directly adjacent to the parcels. It will definitely affect the Emory Estate homeowners where the primary parcel is adjacent to Hoff Lane. Any attempt to connect roads of an apartment complex to Hoff Lane would cause major traffic and congestion not to mention safety for the children that live in that area.

Several concerns of ours would be that property values decreasing, a major increase in traffic and congestion which Emory Rd is very congested as it is. Also, the possible impact from activities of renters from an apartment complex including noise and other activities.

Many of us have lived in this area many years and this has always been a low density residential area with personally "owned" homes. We appreciate your attention and would appreciate a decision that does not support this proposal of an apartment complex.

Sincerely,

Mr. and Mrs. Gregory Stiner

1924 Trent Valley Ln.

7/8/2015

KnoxMPC Mail - [MPC Comment] Rezoning Proposal file# 7-B-15-SP, 7-D-15-RZ

Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Items 7-D-15-RZ and 7-B-15-SP, Agenda Item # 40

1 message

Sharon Stomer <skstomer@gmail.com>

Wed, Jul 8, 2015 at 10:50 AM

Reply-To: SkStomer@gmail.com

To: commission@knoxmpc.org

I am in strong opposition to the proposed rezoning and proposed use of the approximately 17 acre parcel property that is northeast side of E. Emory and northeast of Morris Road that is adjacent to Emory Estates, my neighborhood.

I have lived here for 29 years which is a one entrance road subdivision which is quiet because of no thru traffic and you can feel safe. Allow for this complex to put in would make this subdivision unsafe to all involved.

Here are my views of why I am opposed to this development.

1. Property Values
2. Safety of our property
3. Feeling unsafe because of not knowing all the people that would be coming and going in the subdivision, being driving or walking.
4. Traffic on Hoff Road could not handle all the extra traffic. The sharp left hand turn coming into the subdivision now can be unsafe now.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Applications

1 message

Dan Wilson <danwilson4@comcast.net>

Tue, Jul 7, 2015 at 12:03 PM

Reply-To: danwilson4@comcast.net

To: commission@knoxmpc.org

Dear Commissioners:

I do **NOT** support the rezoning applications, 7-B-15-SP and 7-D-15-RZ, which are to be considered at the July 9th, 2015 MPC hearing. These applications to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area. This area is a low density residential region with personally owned homes and no current MDR zoning anywhere.

The largest subdivision near this primary parcel is Emory Estates and the parcel abuts Hoff Lane. Emory Estates homeowners do seriously **OPPOSE** any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are:

- A major increase in traffic and congestion, especially in Emory Estates
- Increased noise and activity
- Possible traffic safety problems for children in Emory Estates
- Decreased property values in surrounding areas
- Sales of homes would become more difficult
- Possible impacts from activities of transient renters of the apartments

I appreciate your attention and would appreciate a decision that did **NOT** support this proposal.

Sincerely,

Mr. Dan Wilson
7702 Hoff Lane
Knoxville, TN 37938

[865-687-7695](tel:865-687-7695)

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Zoning Change (Old Radio Tower Property and adjoining Emory Road)

1 message

wiscowski1929@comcast.net <wiscowski1929@comcast.net>

Tue, Jul 7, 2015 at 4:35 PM

Reply-To: wiscowski1929@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

We were very dismayed to learn of the proposal to rezone the 17 acres adjacent to Hoff Lane, Fortner Lane, Morris Road, Trent Valley Lane, Dairy Lane, and Emory Road !All of these aforementioned streets, which surround the parcel are comprised of homes owned by people who have worked hard for their homes and purchased here to have a quiet, safe neighborhood. Approving the application (7-B-15-SP AND 7-D-15- RZ) to allow for an apartment complex to be built, would drastically impact all these surrounding homes and neighborhoods. In addition, a complex like that proposed is totally incompatible with the surrounding area!

We are pleading with you to look at this carefully and realize what negative impact it would have on our communities. We are not talking about one subdivision, but rather 5-6 neighborhoods with around 150 homes, with 25 homes directly framing this parcel.

Some of our concerns are:

- 1) Probability of increased crime and decreased safety (Apartment complexes often have Transient renters and and attract drug activity
- 2) Major increase in traffic, congestion, and decreased safety (especially for children in Emory estates!
- 3) Plummeting home values, with increased difficulty selling
- 4) Increased noise, activity not only in the parcel but leaking into our neighborhoods as well

Please consider our request to not let this ruin our neighborhoods. We would appreciate a decision that did not support this proposal or the building if any sort of RENTAL units.

Thank you for your time and serious thought to this matter.

Sincerely,

Mr. & Mrs Terrill Wiskowski
1929 Trent Valley Lane
Knoxville, TN 37938

(My husband e-mailed, too. We are one of the 25 homes surrounding the parcel and are retired persons)

Sent from XFINITY Connect Mobile App

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposing 7-B-15-SP, 7-D-15-RZ

1 message

Bridger Yancey <BYancey@rodem.com>

Wed, Jul 8, 2015 at 8:54 AM

Reply-To: byancey@rodem.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioners

I would like to express my concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC Hearing. The Belle Investment Co. proposals along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

I am opposed to the rezoning and proposed use for a rental apartment complex. This is a low density residential region with personally owned homes (**avg. density of 2 dwellings per acre**) and no current MDR zoning anywhere.

Around 5-6 subdivisions/neighborhoods with perhaps one hundred fifty homes surround the parcels in question, and about 25 homes directly abut the parcels. The largest subdivision in Emory Estates where the primary parcel abuts Hoff Lane. Emory Estate homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Significant impacts of concern are given below:

A major increase in traffic and congestion for the surrounding area

Increased noise and activity

Possible traffic safety problems for children in surrounding area

Property values in surrounding areas could decrease

Sales of homes could become more difficult

Possible impacts from activities of transient renters of the Apartment

During severe rainstorms, the apartment roads, parking, rooftops, and surrounding slopes might create heavy water flows toward Emory Road.

I appreciate your kind attention and would greatly appreciate a decision that did not support this proposal.

We don't want this in our backyard. Please don't ruin our neighborhoods.

Sincerely

Bridger Yancey

1930 Trent Valley Lane

Knoxville TN 37938

Bridger Yancey

Customer Service Representative

BYancey@rodem.com

5641 Merchants Center Drive

Suite 102 • Knoxville • TN • 37912

Phone: (800) 778-0023 • Fax: (865) 687-7288



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