



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

[MPC Comment] Opposing Item #39, File ID 3-D-15-UR; The Mulch Company at Northshore Drive and Bickerstaff Blvd

1 message

jwcampbell@comcast.net <jwcampbell@comcast.net>

Tue, Mar 10, 2015 at 10:48 PM

Reply-To: jwcampbell@comcast.net

To: commission@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

To: Knox County Metropolitan Planning Commission

Re: Item #39, File ID 3-D-15-UR; The Mulch Company at Northshore Drive and Bickerstaff Blvd, with a street address of 8718 S. Northshore Dr.

Commissioners,

I want to express my concerns about a proposed commercial mulch grinding and storage operation in our residential area. This operation will include increased noise, odors, and increased traffic going in and out of the facility on S. Northshore very near to the entrance for New Kensington at Bickerstaff Blvd. Eight stock pile areas are proposed for storage of mulch. Four areas will be 30'L x 10'W x 9'H; the other four areas will be 50'L x 20'W x 13.5'H. To put this in perspective, the mulch storage capacity would total 64,800 cubic feet of mulch.

- According to the MPC staff report, the proposal would change the current land use on the property, which is currently defined as growing area and meadow for Creekside Nurseries. The MPC staff notes that a commercial mulching operation is not consistent with the Southwest County Sector Plan which designates low density residential and stream protection for the property.

I respectfully request that the MPC DENY the proposal.

Sincerely,

John Campbell
1314 Kensington Dr.
Knoxville, TN 37922
[New Kensington Subdivision]
[865-406-5906](tel:865-406-5906)

John Campbell
[865-406-5906](tel:865-406-5906)

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This message was directed to commission@knoxmpc.org



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

Deny Commercial Mulching on S. Northshore

1 message

gaborio@comcast.net <gaborio@comcast.net>

Wed, Mar 11, 2015 at 12:50 PM

To: bettyjo.mahan@knoxmpc.org

Betty Jo Mahan:

My husband and I live in the Whittington Creek Subdivision and we are extremely concerned about the prospect of having a commercial mulching business nearby. I am sending this opposing email expressing my concern to you, the MPC. I was told that the MPC listens to input from neighbors and neighborhoods.

My concerns about a commercial mulch grinding and storage operation in our residential area include increased noise, odors, and increased traffic going in and out of the facility on S. Northshore very near to the entrance for New Kensington at Bickerstaff Blvd. Eight stock pile areas are proposed for storage of mulch. Four areas will be 30'L x 10'W x 9'H; the other four areas will be 50'L x 20'W x 13.5'H. To put this in perspective, the mulch storage capacity would total 64,800 cubic feet of mulch. This will lower our property value of our residential home. There might be a need for a commercial mulch grinding facility out in the country, away from the heavily populated residential area of S. Northshore, but we oppose it being built on S. Northshore.

Also, according to the 13 page MPC report, this proposal would change the current land use on the property, which is currently defined as growing area and meadow for Creekside Nurseries. The report states that a commercial mulching operation is not consistent with the Southwest County Sector Plan which designates low density residential and stream protection for the property.

Thank you for denying this request.

Gail and Donald Borio
1710 Criswell Hill Lane
Knoxville TN, 37922
gaborio@comcast.net
[865-201-6272](tel:865-201-6272)

Resident of Whittington Creek

"If you find something you love to do, then you will never have to work a day of your life!"



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

[MPC Comment] FILE #: 3-D-15-UR

1 message

wreevesj2@comcast.net <wreevesj2@comcast.net>

Tue, Mar 10, 2015 at 11:07 PM

Reply-To: wreevesj2@comcast.net

To: commission@knoxmpc.org

03/10/2015

Dear Members of the Metropolitan Planning Commission,

I would like you to vote against allowing The Mulching Company Knoxville, LLC to build a Commercial Mulching Operation as requested on South Northshore Dr. I noted on the use and review report that the staff is recommending a denial due to issues related to noise, traffic and other zoning issues. Even though in the application, the applicant states grinding will only occur 9AM - 6PM, M-F, this will affect those who live in the nearby area that work the evening or night shift. Rest assured, there are physicians that live near there that work in ERs or take call and are up all night the night before and need to sleep in the daytime. Traffic as it is already can be a bottleneck as vehicles enter and exit onto or from side roads off South Northshore, especially the Kensington neighborhood and Toole's Bend. Plus there is a retirement village being constructed just south of there off South Northshore. I am not sure if you take home values into consideration, but most of those homes nearby are valued at 1/2 million dollars and I do not think the value will do anything but drop if the Mulching Operation is allowed to be constructed. Even if they offered all the homes within a 1/2 mile radius free mulch for a lifetime will that recoup the decrease in property value. Also, there is the odor issue, which brings up my final point, this plan stinks!

Thank you for your attention to this matter.

William Johnson
Whittington Creek

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Mulch Business on Northshore drive Item #39, File ID 3-D-15-UR

1 message

Chris McMillan <cmcmillan@kmbs.konicaminolta.us>

Wed, Mar 11, 2015 at 8:09 AM

Reply-To: cmcmillan@kmbs.konicaminolta.us

To: commission@knoxmpc.org

Folks,

I currently live in Whitting Creek Subdivision off Northshore drive. We are presently about a quarter of a mile west of this proposed operation.

I am asking that this project request be denied for several reasons. First the noise and smell will greatly reduce the value of our neighborhoods, Kensington as well. To live in an area that is so populated and yet feels like you are out in the country doesn't need to be spoiled by the smell and noise this will create. The increased traffic on Northshore Drive will create a danger to everyone. When school is in, the bus traffic as well as regular student traffic is very congested in this area. This particular area makes it virtually impossible to make a right hand turn when you are heading east, coming from Pellissippi.

The MPC staff has already recommended that this request be denied. I urge you to also not allow this type of an operation to be in the middle of so many neighborhoods on a very narrow, congested two lane road.

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Chris McMillan
Vice President Dealer Sales, South
Konica Minolta Business Solution USA
cmcmillan@kmbs.konicaminolta.us
865-250-5056

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] RE: File # 3-D-15-UR, Agenda item # 39, Applicant: The Mulch Company Knoxville, LLC

1 message

'Diane Morris' via Commission <commission@knoxmpc.org>

Tue, Mar 10, 2015 at 3:23 PM

Reply-To: mainnut@yahoo.com

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

Dear Sirs:

I am not in favor of your approving the plan presented by The Mulch Company Knoxville, LLC, to build a mulch operating plant at 8718 S. Northshore Dr. My objections are as follows:

1. There has been tremendous development along Northshore, from Rocky Hill to the shopping center at Pellissippi. I estimate that the amount of traffic in the corridor has increased 10-fold since my husband and I bought our house in Whittington Creek in 2008. As it is, a new retirement center is being built less than 1/4 mile to the southwest from Creekside Nursery (at Toolles Bend), which will add to the congestion. An additional commercial operation at the Creekside Nursery location will increase traffic congestion in an area where the road is curvy and not well maintained. (The potholes there were only recently filled.) In fact, I wonder whether a traffic light will need to be installed at Toolles Bend, even if no new commercial activity is approved.

2. A commercial operation like the one proposed may reduce home values in Kensington and Whittington Creek. People buy in our area because it is quiet and largely non-commercial. Building a mulch plant will introduce noise and odors from the mulching operation itself and possibly heavy, large-axle trucks, which are likely to increase the noise level while also contributing to road degradation.

3. Sinking Creek runs along the back of Creekside Nursery and the proposed commercial mulching operation. This creek often overflows its banks further north near where Knightsbridge Rd. enters Northshore. I have never seen the creek water cross the road, but I have observed standing water in the meadow on the east side and a nearly-full ditch on the west side. If there should be any spillage or pollution from the mulching operation, this creek might cause additional problems to land or the road in that area.

I appeal to you as a homeowner to disallow the construction of a mulching operation at 8718 S. Northshore. There has been far too much development already on our once rural, tree-lined road. Creekside Nursery itself is quiet and neat-looking. A mulching plant is an entirely different animal.

Thank you.

Sincerely,
Diane H. Morris
9021 Hemingway Grove Cir.
Knoxville, TN 37922
[865-223-3073](tel:865-223-3073)

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This message was directed to commission@knoxmpc.org



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

Fwd: Opposition to Proposal of mulch operation company

1 message

Dave Hill <dave.hill@knoxmpc.org>

Wed, Mar 11, 2015 at 8:44 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

FYI

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

From: **Christy Aikens** <aikenshome@yahoo.com>

Date: Tue, Mar 10, 2015 at 9:15 PM

Subject: Opposition to Proposal of mulch operation company

To: "dave.hill@knoxmpc.org" <dave.hill@knoxmpc.org>

Dear Mr Hill,

I have learned of a proposal to establish a mulch operating business in my neighborhood vicinity. I want to express strong opposition, which is urgent because this proposal will be coming before the Knox County MPC March 12, 2015.

My family lives in a nearby subdivision of Whittington Creek off of Northshore Drive, not far from the planned business. When we purchased our home in 2007 we chose this location for the ideal residential qualities for raising our family. I have never minded some of the farm, garden and meadow designated uses nearby, as they add to the local beauty and pastoral landscape. However, a business focused on mulch production brings significant noise, malodor, pollution, and traffic to this area. It will reduce the quality of living in this predominantly residential area, and potentially will reduce home values and tax revenues.

Mulch stockpiles en masse will not only be malodorous, but also unhealthy, by potentially increasing airborne allergens, negatively impacting our health. Our family has bad allergies and asthma, and we would likely experience worse health. As a physician I know that the increased airborne allergens will only increase likelihood of asthma flares.

We chose this area, away from the interstate to be a quiet residence. The machinery from the mulch production will be loud and continuous and ruin our peaceful existence.

Our neighborhood home owners' association is also opposed (The WCHOA Board), and they will notify you too. But I wanted to personally express my strong opposition, and I'm sure that many others share my opinion. I hope you will hear our voices, the voices of area homeowners.

Respectfully,

Dr. Christy Park & family
1621 Wembley Hills road
Knoxville, TN 37922
[865-694-7005](tel:865-694-7005)

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Dave



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

[MPC Comment] Item # 39 - Northshore Mulching Facility

1 message

'Leanne Thornburgh' via Commission <commission@knoxmpc.org>

Tue, Mar 10, 2015 at 2:21 PM

Reply-To: Lthornburgh@yahoo.com

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

Dear Commissioner's,

Please reject the proposal of the addition of the mulching facility at Creekside Nursery on Northshore drive. I used to live in Kensington but in the last six months moved to Whittington Creek. My last house actually backed up to Creekside Nursery and the noise from the delivery and fork trucks was one of the reasons that we decided to move. I can not imagine the overwhelming conditions the munching facility will create for Kensington home owner's. The additional noise from the dump trucks, additional delivery trucks and foremost the smell from the production of mulch will create horrible conditions for our Kensington neighbor's. Much less, I feel the facility will detract from the beauty of Northshore.

Nevertheless, the added road traffic to an already very busy intersection at Toodles bend is my main issue and concern. The bend on Northshore right before Toodles bend has had a pot hole that has been repeatedly filled in for the last nine years. Drivers tend to go around that hole by going into incoming traffic. Dump trucks are just going to make the road conditions even worse!

Once again, please consider rejecting this proposal. We love living along Northshore and love that it is a residential community! Please do not add a commercial business that will produce a SMELLY, UNSAFE, and an UNATTRACTIVE condition to Northshore!

Thank you,

Leanne Thornburgh
1624 Kilmer Drive (Whittington Creek)
cell [865 898-8137](tel:8658988137)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item #39 File ID 3-D-15-UR The Mulch Co. Proposal for Northshore Dr.

1 message

Jim Vavalides <jvavalides@bellsouth.net>

Wed, Mar 11, 2015 at 7:27 AM

Reply-To: jvavalides@bellsouth.net

To: commission@knoxmpc.org

Dear Commissioners,

Good morning. I write to make you aware of my opposition to the proposed mulching operation on Northshore Drive. I do not believe it is consistent with the residential nature of the area. I ask that you do not support the proposed zoning change. Thank you.

Sincerely,

Jim Vavalides
9123 Farrell Park Lane
Knoxville, TN 37922
jvavalides@bellsouth.net

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This message was directed to commission@knoxmpc.org