



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

[MPC Comment] Fwd: Creekside Nursery much company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:30 AM

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

From: <sld4@comcast.net>
Date: Wed, Mar 11, 2015 at 11:28 AM
Subject: Creekside Nursery much company
To: tom.brechko@knoxmpc.org

Dear Sir,

I am a resident of Whittington Creek, and am totally against the approval of the mulch producing company proposal that is before the MPC on March 12. I am concerned about the increase in heavy vehicle traffic, the foul smell, the increase in noise, and most of all, the potential for more traffic accidents in a stretch of Northshore Road that is curvy, limited visibility, frequent standing water, and the site of numerous fatalities. There are several high density neighborhoods with numerous school bus stops as well in the immediate vicinity. Creekside Nursery has been a good neighbor, but the mulch company proposal is most unwelcome, and I vehemently oppose the approval of it.

Shawna Dittrich
9112 Bolton Lane
Whittington Creek

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Proposed mulch business on Northshore dr.

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:21 AM

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

From: **Jackie Everett** <jackieeverett@msn.com>
Date: Wed, Mar 11, 2015 at 5:11 PM
Subject: Proposed mulch business on Northshore dr.
To: tom.brechko@knoxmpc.org

To whom it may concerned,

We respectfully ask that you decline approval of the proposed mulch business at North Shore drive. This is a residential community and the horrible smell that would be generated by such a business, would adversely affect our property values. With all due respect, a densely populated family neighborhood community is NOT the place for this type of business!

Sincerely,

Dr. and Mrs. Jeffrey Everett

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulching Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:24 AM

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

From: **Michael Gooch** <michaelgooch3@gmail.com>
Date: Wed, Mar 11, 2015 at 3:41 PM
Subject: Mulching Company
To: tom.brechko@knoxmpc.org

Tom,

Thank You for always looking out for the public and trying to always protect our investments. I have lived in Whittington Creek for 15 years and as you well know the non-commercial traffic has increased tremendously. I am concerned about the huge trucks that will be added to this traffic number. I am asking you to do what's necessary to stop the pending mulching company from setting up their processing facility there on Northshore next to the local neighborhood nursery which we all support.

Many thanks,
All the Best ,

Michael Gooch
207-9960

PS Let me know if I could help you out in the future.

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This message was directed to commission@knoxmpc.org



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

Fwd: The Mulch Company

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:34 AM

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

From: <phylis2006@comcast.net>
Date: Wed, Mar 11, 2015 at 8:55 AM
Subject: The Mulch Company
To: tom.brechko@knoxmpc.org

Tom,

I strongly object to allowing The Mulch company to set up an operation across from Kensington on Northshore Drive. Not only is the heavy equipment noisy, but those operations have a history in Knoxville of catching fire, attracting rats and other nuisance animals and having a constant and obnoxious smell. In addition the traffic problems caused by heavy trucks pulling out on Northshore drive is dangerous. The additional traffic, along with the weight of those trucks on the pavement, means more upkeep from potholes on this largely residential area.

Do not allow this proposal to pass. This would change the nature of this beautiful scenic drive and allow even more industrial businesses to impact the area

Phylis Grubb
1648 Botsford Drive
693-7338

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to The Mulch Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:27 AM

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

From: **Carrie Howard** <caustin77@hotmail.com>
Date: Wed, Mar 11, 2015 at 2:12 PM
Subject: Opposition to The Mulch Company
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

I am a resident of Whittington Creek and would like to express my opposition to the proposed Mulch Company located on Northshore Drive. I feel this commercial business would bring home values down, cause noise, let off an odor and increase traffic on an already congested street. Thank you for consideration AGAINST this proposal.

Carrie Howard
9006 Bromfield Ln
Knoxville, TN 37922

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Company

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:33 AM

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

From: **Nick Liakonis** <nliakonis@bellsouth.net>
Date: Wed, Mar 11, 2015 at 9:52 AM
Subject: Mulch Company
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

We have an excellent subdivision at Kensington. I hope you will vote against the Mulch Company building in front of our subdivision for the following reasons:

- 1.) The traffic is bad now and with the truck traffic will be worse.
- 2.) The smell and traffic will reduce the value of our property.
- 3.) We are just involved with the construction of 30 new homes at the entrance. We will have a difficult time to turn left on the 2 lane North shore which is overloaded with traffic already.

Thank You
Nick Liakonis
1613 Bingham Dr.

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulching Company proposal on S. Northshore Drive

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:26 AM

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

From: <m-marcheggiani@comcast.net>
Date: Wed, Mar 11, 2015 at 2:59 PM
Subject: Mulching Company proposal on S. Northshore Drive
To: tom.brechko@knoxmpc.org

Dear Mr. Brechko,

It has come to our attention that there is a proposal put forth to your department for the installation of a mulching operation on S. Northshore Drive north of Bickerstaff Blvd.

As long time owners of a residential property on Isherwood Lane, which runs parallel to S. Northshore Drive and very near the proposed site, we protest to this request and ask that it is not approved on the following grounds.

1. S. Northshore is primarily a residential area and this kind of business simply does not fit in the mix of land use.
2. S. Northshore is already a much too busy two way artery which is often congested and dangerous "as it is." The introduction of such a business would only aggravate and exacerbate the situation. If you check your records, you will see that there have already been a significant number of accidents and fatalities and even specifically on or very near the stretch of road which would serve the proposed business.
3. The odor and noise from a mulch plant is not welcome.

Such a business should clearly be located in a more rural area.

Thank you for your attention to this matter.

Sincerely,
Marco & Tina Marcheggiani

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch plant

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:22 AM

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

From: **Roy Painter** <rpainter38@comcast.net>
Date: Wed, Mar 11, 2015 at 4:23 PM
Subject: Mulch plant
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

I do not approve of this location for this type operation.
Area is a nice neighborhood. Do not let it be destroyed.
Your help is greatly appreciated. I live in Whittington Creek.

Roy Painter

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: creekside nursery

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:29 AM

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

From: **Mark Pitt** <markapitt@comcast.net>
Date: Wed, Mar 11, 2015 at 11:52 AM
Subject: creekside nursery
To: tom.brechko@knoxmpc.org

I am opposed to the plans for some of the creekside nursery property to be converted into a Mulch Company.

Thank you

Mark Pitt
1451 Kenton Way

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Operation Proposal for Northshore Drive

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:25 AM

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

From: **Michael & Lili Rafferty** <k2lm@comcast.net>
Date: Wed, Mar 11, 2015 at 3:09 PM
Subject: Mulch Operation Proposal for Northshore Drive
To: tom.brechko@knoxmpc.org

Dear Mr. Brechko,

It has come to our attention that there may be a mulching operation/storage facility being constructed off of Northshore Drive. Please note that our family is in opposition of such an operation due to the additional truck traffic, the noise and the odor that will result if this company is allowed to pursue their operation. We are also concerned about all the natural beauty that already exists along Northshore Road. We have just witnessed a lot of trees being removed for the construction of a new Senior Living Center.

Thank you for taking the time to hear our viewpoint.

Lili and Michael Rafferty
1819 Regents Park Road
Knoxville TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Proposed Mulching Operation on Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:27 AM

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

From: <Greg.Schaefer@ch2m.com>
Date: Wed, Mar 11, 2015 at 1:41 PM
Subject: Proposed Mulching Operation on Northshore
To: tom.brechko@knoxmpc.org

Mr. Brechko,

We are strongly opposed to Agenda Item #39 (File # 3-D-15-UR), the proposed commercial mulching operation at 8718 South Northshore Drive. This portion of S. Northshore Dr. is residential, with no industry or manufacturing currently located within the area. Any odors or noise associated with the proposed facility would decrease current property values and limit additional home building in the area. Also, because Northshore is a narrow two-lane road, with tight curves, no shoulder, and limited lateral visibility, the additional truck traffic associated with this commercial business would greatly increase the risk of traffic accidents.

Sincerely,

Greg Schaefer

Whittington Creek Resident

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Mulch Company off Northshore

1 message

James Smith <bsm1th20@me.com>

Wed, Mar 11, 2015 at 9:44 PM

Reply-To: bsm1th20@me.com

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

Len,

Good evening. Please consider this email as my vote of opposition to the granting of permission to a mulch company to conduct business or repurpose the property to produce mulch. This would be a traffic nightmare not only for our subdivision, but anyone traveling Northshore Drive, relative to Kensington subdivision and Creekside Nursery. The added traffic, oversized trucks in general, would be intrusive and over bearing to the current road conditions. The two lane road would not be conducive for the added traffic flow. Please vote NO.

Thank you.

James Smith
1538 Cranston Drive
Kensington Subdivision

Sent from the iPad of
James W. Smith, Jr.
CEO, SMITH & HAMMAKER

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Creekside/The Mulch Company proposal

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:31 AM

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

From: **Natalie Smith** <nataliesmith64@hotmail.com>
Date: Wed, Mar 11, 2015 at 10:45 AM
Subject: Creekside/The Mulch Company proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Mr. Brechko,

We live in the Kensington neighborhood off of Northshore and express our hope that the Metropolitan Planning Commission will deny the proposal of Creekside Nursery to sell three acres to The Mulch Company. Having a mulch facility so close to our neighborhood is not desirable for many reasons. The entrance to the portion of the property being considered for the mulch facility is almost directly across from the main entrance of Kensington so trying to turn left onto Northshore could become a nightmare. Increased truck traffic on this section of Northshore will also add additional wear and tear to the road. When we mentioned this proposal to our college-aged son, he quickly remembered the incident at the Shamrock plant several years ago. Thus the potential smoke and fire hazards are a concern. While our property is not directly across Northshore from Creekside, we do worry about the smells and noises that such a facility might produce and their effect on the properties in close proximity, both in Kensington and nearby properties.

Thank you for your consideration in this matter.

Natalie and Steve Smith

1501 Westport Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Mulch Facility Northshore

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:31 AM

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

From: <miketamer@comcast.net>
Date: Wed, Mar 11, 2015 at 10:58 AM
Subject: Mulch Facility Northshore
To: tom.brechko@knoxmpc.org

Tom,

I think if the members of the committee would think about how mulch smells fresh put in the beds of their home, then how would a mulch production facility be to all the neighborhoods in this area. I always describe Northshore as a "pig trail" in which thousands of cars drive on daily. Imagine the truck traffic, dust and noise pollution would be for everyone concerned.

I think without serious consideration needed, the permit should be denied as this area should not be considered industrial.

Thank you,

Mike Tamer

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Agenda Item #39, File ID 3-D-15-UR, Commercial Mulching Operation Proposal

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:35 AM

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

From: <Whitehedhd@aol.com>

Date: Tue, Mar 10, 2015 at 4:04 PM

Subject: Agenda Item #39, File ID 3-D-15-UR, Commercial Mulching Operation Proposal

To: tom.brechko@knoxmpc.org

Dear Sir:

With regard to the subject proposal, I will be out of town this Thursday and unable to attend the meeting in person, but wanted to provide my input to the MPC. Please forward as appropriate.

I am a 11-year resident of the Whittington Creek Subdivision and live in Hillshire (which is the portion nearest the proposed development) and am a retired project manager with 12 years experience constructing and managing operation of Landfills for the DOE in Oak Ridge, Tennessee and thus, understand noise, traffic, precipitation run-off, stream pollution, groundwater contamination, and fuel spills/containment issues.

Based upon my experience with this type of operation, I strongly agree with your recommendation to the MPC that this request be denied. The residents that are surrounding this property (plus the senior citizens community that is under construction just west of the property) should not be subjected to the negative impacts that most assuredly will follow if this operation is allowed.

I would appreciate your conveyance of my opinion and concerns to the MPC.

Thank You,

H. Davis Whitehead, Jr.

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to the proposed Mulch Company development

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 8:21 AM

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

From: **Kathryn Woodall** <woodallstn@gmail.com>
Date: Wed, Mar 11, 2015 at 8:01 PM
Subject: Opposition to the proposed Mulch Company development
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Dear Mr. Brechko, I am writing as a lifelong resident of Knoxville and homeowner/taxpayer to oppose the proposed Mulch facility on Northshore Drive across from Kensington Subdivision. A commercial mulch facility does not belong in a residential area and would bring traffic, noise and pollution and fire hazard to an area that is designated for residential and agricultural purposes. Please don't allow such a facility to locate in our neighborhood area.

Thank you for your consideration,

Kathryn C. Woodall
1617 Botsford Drive
Knoxville TN 37922

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This message was directed to commission@knoxmpc.org