



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

[MPC Comment] Concerned property owner adjacent to proposed SmithBilt homes development in Powell at the Copeland Farm

1 message

Seal, Brian <bseal@epri.com>
Reply-To: bseal@epri.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Mar 27, 2018 at 2:26 PM

Dear commissioners,

My name is Brian Seal and I live at 8215 Straight Fork Way in Powell. I was informed recently that an 80-acre farm in our community has been bought by SmithBilt and that they have made a request to you to allow 5 homes per acre. I understand that there will be a hearing/discussion on this topic on April 12th.

I'm writing to voice my opposition to this change, and I understand that the community as a whole has similar views.

Let me start by saying that I genuinely appreciate owner rights and freedoms and respect the fact that Smithbilt had the money to buy this land and we (the community) did not. That being said, I also appreciate the role and work of the MPC to help communities grow in healthy sustainable ways and to become their very best, considering the present and future quality of Knox County.

There is not a good way with words to communicate to you the nature of the immediate community around this proposed development site. I wholeheartedly invite each of you to come by our home and visit with Julie and I some evening prior to the hearing. We would enjoy an opportunity to show you around and let you experience firsthand the nature and feel of the area. Nothing else would need to be said. But since we haven't met yet, I'll say just a bit more:

I did a screen-shot from the KGIS website and annotated it for reference (see attached ppt and jpeg). Like many areas on the outskirts of town, this is a region that has been slowly converting from farm to residential over the years. People drawn to this area are generally looking for space for recreation, the sounds of nature and more privacy than what is found in some developments. As you can see from the annotated map, independent lots like mine that surround the area are typically 2-5 acres.

In addition to these independent lots, there have been some developments. You can see these, for example, along Pedigo Rd. to the East of the Copeland farm. In order to get a better sense of density, I counted the lots and measured the area of a few of these communities using the KGIS system and calculated the homes-per-acre values that are on the diagram. As you see, these neighborhoods are all under 3 per acre, typically around 2 homes per acre. I also analyzed nearby developments that are outside the field of view in this picture and they were also in the order of 2 per acre or less.

This is the essence of the Powell community, and this area in particular. There is a lot of pride and optimism recently, with the building of medical facilities around the Tennova North hospital. The community has seen these professional business lift the quality of the area, with rundown homes being torn down and replaced with new/larger homes.

In summary, this community is strongly opposed to the requested increase in allowed housing density. Even 3 per acre seems high relative to the area norms. We are confident that the businesses and economic growth in the area will support

(and prefer) homes with larger lots. I appreciate your consideration of these comments as you work on this topic. And please do give me a call and come by the area. I would love to host your visit.

Thanks in advance,

Brian K. Seal

Email: bseal@epri.com

Desk: 865-218-8181

Cell: 865-456-3586

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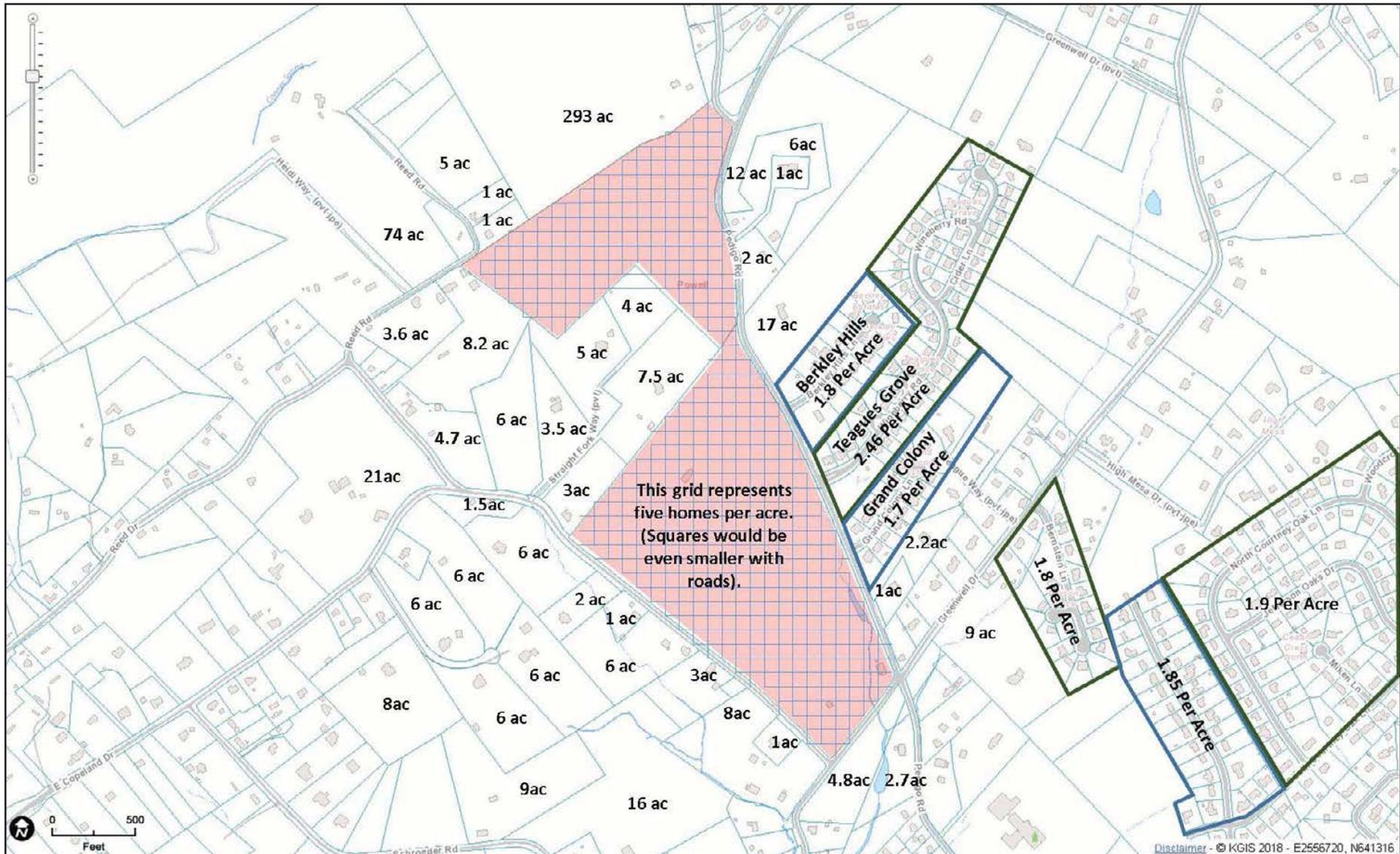
This message was directed to commission@knoxmpc.org

2 attachments



Copeland Community .jpg
561K

 Copeland Community Housing Density Map.pptx
3919K



4-G-18-RZ



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

[MPC Comment] Fwd: Property off Pedigo Rd

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
Reply-To: mike.brusseau@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Mar 28, 2018 at 11:41 AM

Correspondence on item #44 - Primos Land Company - 4-G-18-RZ

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

From: Terry Gilhula <terry.gilhula@knoxmpc.org>
Date: Wed, Mar 28, 2018 at 11:28 AM
Subject: Fwd: Property off Pedigo Rd
To: "Payne, Marc" <marc.payne@knoxmpc.org>, "Michienzi, Sherry" <sherry.michienzi@knoxmpc.org>, "Brusseau, Mike" <mike.brusseau@knoxmpc.org>, Mike Reynolds <mike.reynolds@knoxmpc.org>

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

From: Linda Renee' Bradley <reneebradley@comcast.net>
Date: Wed, Mar 28, 2018 at 9:56 AM
Subject: Property off Pedigo Rd
To: contact@knoxmpc.org

Good morning,

I live in the area off of Pedigo Rd in Powell. I noticed yesterday that there is a piece of property planned for rezoning. How do I get more information about the rezoning planned?

If it is to be rezoned to a subdivision I have serious concerns about the infrastructure in place to support this for example the roads (especially Bishop and E. Copeland) surrounding this property, schools, etc. I realize that Bishop and E. Copeland may not be considered primary roads traveled but due to the back ups on Emory these roads are being utilized more and more each day by people cutting through to get to Powell, the interstate, Oak Ridge. They are narrow roads and with the case of E. Copeland too narrow for two cars to safely pass without one yielding to the other and pulling to the side. Both Powell and Halls schools are already subject to overcrowding. I would like serious consideration made to addressing these concerns prior to any new housing being added to the area.

Thank you for your assistance!

Sincerely,
Linda R. Bradley

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County [Building, Suite 403](#)
[400 Main St.](#)
[Knoxville, TN 37902](#)
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

[MPC Comment] Fwd: MPC File No. 4-G-18-RZ

1 message

Tim Kuhn <tim.kuhn@knoxmpc.org>
Reply-To: tim.kuhn@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Apr 19, 2018 at 11:20 AM

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

From: Nancy Thomas <njt37849@comcast.net>
Date: Wed, Apr 18, 2018 at 5:05 PM
Subject: MPC File No. 4-G-18-RZ
To: contact@knoxmpc.org

My name is Nancy Thomas. I am contacting you regarding the property on Copeland Dr. and Pedigo Rd. in Powell. I understand that there is a request pending for approval to build a large number of homes on this property. I am 80 years of age and I frequently travel Pedigo Rd. and Childress Rd. in order to visit with my family. This route is at present extremely dangerous because of the narrowness of the roads and the amount of traffic already on them. If more homes are built in this area, the danger could become even worse. There is already an urgent need for a traffic light to be placed at the corner of Emory Rd. and Pedigo Rd. and with the addition of more homes, it would seem to be imperative that one be installed. Please consider disallowing any building of large amounts of homes on the aforementioned property. I am convinced that these roads cannot handle any more traffic.

Thank you for your attention and for your service to our community.

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This message was directed to commission@knoxmpc.org

REZONING Protest - Case Summary File # 4-G-18-RZ - Copeland Farm Powell Community

Tommy A ydelott <taydelott@comcast.net>
Posted in group: Commission

Apr 10, 2018 9:46 AM

For the past 20 years I have lived at 723 E Copeland Rd.

This is my first occasion to be involved in a MPC evaluation and decision regarding the rezoning of land near me.

As the authorized authority in Knox County, the MPC has the responsibility to regulate land use and to review subdivision regulations and site plans... approving those proposals that encourage the harmonious development of the community and create conditions favorable to health, safety, convenience and prosperity.

I would ask the Metropolitan Planning Commission to carefully evaluate the impact of the recommended rezoning in light of the stated guiding principles.

- Encourage the harmonious development of the community
 - The recommended rezoning would significantly impact the harmonious development of the community via traffic safety/congestion, education of our children due to overcrowding and lower quality of rural life with neighborhood density.

- Create conditions favorable to health, safety, convenience and prosperity
 - Please study and review the facts concerning the rezoning of the recommended use of the property. This rezoning would negatively impact the health, safety, convenience and prosperity of our community.

I appreciate the opportunity to share my thoughts concerning the recommended rezoning (Case Summary File # 4-G-18-RZ - Copeland Farm Powell Community).

Sincerely,

Tommy Aydelott
723 E Copeland Dr
Powell, TN 37849

Email: taydelott@comcast.net

Phone: 865-247-1611

Fwd: Rezoning in Powell

gerald.green <gerald.green@knoxmpc.org>

Apr 9, 2018 8:40 AM

Posted in group: Commission

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: Chelsea Bevis <cleeb85@gmail.com>
Date: Sun, Apr 8, 2018 at 1:42 PM
Subject: Rezoning in Powell
To: gerald.green@knoxmpc.org

Dear Executive Director Green,

I am writing you today regarding the upcoming rezoning hearing at the MPC. On April 12th the MPC will have a meeting to discuss the rezoning of Copeland Farm. This farm land is located between Pedigo Rd and E Copeland Dr. The request, coming from Primos Land Company, is to rezone this land from Agricultural to Planned Residential. The proposal states that Primos Land Company, which is affiliated with Smithbilt Homes, is requesting 5 houses per acre totaling approximately 410 homes. I spoke to someone at the MPC who stated they could only recommend 3 houses per acre bringing the total homes down to approximately 250 homes. This would create a huge burden for this area for many reasons.

For one, the roads are not equipped to handle this kind of traffic. I understand there are some improvements in the works for roads in the area. I can only assume these are improvements to accommodate the current traffic load. Adding another 500-800+ cars would make any of these improvements obsolete. Will there be sufficient traffic and road studies done before a major development can break ground? Who pays for those studies?

In concern to the school system, I have spoken to Pay Bounds, she agrees that even 3 homes per acre would be too many for this school system to handle. Currently this development is zoned for Brickey McCloud Elementary which is at its max capacity. The next closest Elementary School is Copper Ridge which is overcrowded to the point of needing to use 11 trailers to accommodate its students. Powell School systems have been consistently rated highly for their academics. Overburdening these schools and their teachers could mean a drop in these ratings which would in turn make Powell a less desirable area to move to.

A few other concerns, especially for the homes that border the Copeland Farm, are drainage, sewage, light pollution, and noise pollution. These are all factors that if not handled correctly would greatly affect the quality of life of my family and our neighbors. Our land sees a lot of drainage from the

Copeland Farm already we are concerned as to what will happen with added paved roads or if there is fill dirt that is not properly packed. Will the developers be held responsible for doing these studies before they build? Will they be held accountable if something goes wrong and negatively impacts our property? As you can imagine with this much open land around us we enjoy dark quiet nights. I can look up any clear night and the stars are beautiful. I am looking forward to being able to teach my son about the stars and even planets that can be seen from our own backyard. I am afraid adding a large development, as mentioned before, will make this very difficult. Adding that much light to this area will make our night skies much more difficult to see, and the noise pollution that comes with hundreds of homes is unavoidable.

In closing I hope you will take the community into consideration with this decision. Powell is traditionally an area that people move to, so they may escape endless traffic jams and subdivisions as far as the eye can see. People move here for Powell's promise of room to grow and to lay down roots. I am happy to see my community grow, but in the right way. Losing sight of this uniqueness would be devastating and once open land like this is gone we can never get it back.

Sincerely,

Chelsea Bevis

Fwd: Property off Pedigo Rd

Mike.Brusseau <mike.brusseau@knoxmpc.org>

Mar 28, 2018 11:41 AM

Posted in group: Commission

Correspondence on item #44 - Primos Land Company - 4-G-18-RZ

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From: Terry Gilhula <terry.gilhula@knoxmpc.org>

Date: Wed, Mar 28, 2018 at 11:28 AM

Subject: Fwd: Property off Pedigo Rd

To: "Payne, Marc" <marc.payne@knoxmpc.org>, "Michienzi, Sherry" <sherry.michienzi@knoxmpc.org>, "Brusseau, Mike" <mike.brusseau@knoxmpc.org>, Mike Reynolds <mike.reynolds@knoxmpc.org>

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From: Linda Renee' Bradley <reneebradley@comcast.net>

Date: Wed, Mar 28, 2018 at 9:56 AM

Subject: Property off Pedigo Rd

To: contact@knoxmpc.org

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Thank you for your assistance!

Sincerely,
Linda R. Bradley

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

rezoning of Pedigo Rd. property

Renee' Bradley <reneebradley@comcast.net>

Apr 4, 2018 5:58 PM

Posted in group: Commission

Good afternoon,

I would like to voice my concern regarding proposed rezoning for property located at the corner of Bishop Rd. and Pedigo, rezoning # R-G-18-RZ.

It is my understanding that it has been requested that this property be rezoned from agricultural to residential with 5du/ac. I believe this rezoning would be a mistake. I have serious concerns about the infrastructure in place to support this type of development in our community. One concern is the roads that border this property. These roads are extremely narrow, 1.5 lane country roads (especially Bishop, E. Copeland and Reed) meant to handle farm equipment traveling at slow speeds not a heavy volume of passenger vehicles. There are already many times current residents must yield to oncoming traffic by pulling to the side of the road into a ditch so that others may pass. These roads simply can not service an additional 800+ cars per day safely. I realize that Bishop, E. Copeland and Reed may not be considered primary traffic patterns for residents of the proposed community but as a resident in this community I can tell you that these roads are already highly traveled due to the heavy back ups on Emory Rd. These roads are being utilized more and more by commuters cutting through to get to Powell, the interstate and Oak Ridge to avoid heavy congestion on Emory Rd. This brings me to the Emory Rd. exit at I-75. This exit already has issues handling current traffic. I challenge you to travel I-75 Northbound to Emory Rd. during rush hour, most days you will find current traffic backed up to Callahan Rd., creating road hazards, collisions and many near misses. If that doesn't frazzle your nerves enough travel Emory Rd. from downtown Powell east toward Halls and you will find yourself once again sitting in bumper to bumper traffic amongst a sea of mass confusion. I have lived in and traveled to much larger cities and haven't experienced the traffic headaches and congestion that I experience in Powell on a daily basis. Lastly, I would like to talk about the school system. I believe with the addition of 400+ homes that you could conservatively estimate that approximately 1 child per home (400 students) would also be added into a school system that is already overcrowded. This would be a huge disadvantage to current and prospective residents and their children.

I am not opposed to progress but I would love to see our county be proactive rather than reactive. I would ask that you and your committee consider the above concerns and the concerns of others that live in this community as valid and give them serious consideration. It is my humble opinion that a lack of foresight has caused mass congestion in the Powell area and until the infrastructure issues are addressed that adding more traffic and residents to an already congested area would be irresponsible.

I appreciate your time and diligence in considering this matter.

Sincerely,
Linda R. Bradley

Concerned property owner adjacent to proposed SmithBilt homes development in Powell at the Copeland Farm

Seal, Brian <bseal@epri.com>

Mar 27, 2018 2:41 PM

Posted in group: Commission

Dear commissioners,

My name is Brian Seal and I live at 8215 Straight Fork Way in Powell. I was informed recently that an 80-acre farm in our community has been bought by SmithBilt and that they have made a request to you to allow 5 homes per acre. I understand that there will be a hearing/discussion on this topic on April 12th.

I'm writing to voice my opposition to this change, and I understand that the community as a whole has similar views.

Let me start by saying that I genuinely appreciate owner rights and freedoms and respect the fact that Smithbilt had the money to buy this land and we (the community) did not. That being said, I also appreciate the role and work of the MPC to help communities grow in healthy sustainable ways and to become their very best, considering the present and future quality of Knox County.

There is not a good way with words to communicate to you the nature of the immediate community around this proposed development site. I wholeheartedly invite each of you to come by our home and visit with Julie and I some evening prior to the hearing. We would enjoy an opportunity to show you around and let you experience firsthand the nature and feel of the area. Nothing else would need to be said. But since we haven't met yet, I'll say just a bit more:

I did a screen-shot from the KGIS website and annotated it for reference (see attached ppt and jpeg). Like many areas on the outskirts of town, this is a region that has been slowly converting from farm to residential over the years. People drawn to this area are generally looking for space for recreation, the sounds of nature and more privacy than what is found in some developments. As you can see from the annotated map, independent lots like mine that surround the area are typically 2-5 acres.

In addition to these independent lots, there have been some developments. You can see these, for example, along Pedigo Rd. to the East of the Copeland farm. In order to get a better sense of density, I counted the lots and measured the area of a few of these communities using the KGIS system and calculated the homes-per-acre values that are on the diagram. As you see, these neighborhoods are all under 3 per acre, typically around 2 homes per acre. I also analyzed nearby developments that are outside the field of view in this picture and they were also in the order of 2 per acre or less.

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In summary, this community is strongly opposed to the requested increase in allowed housing density. Even 3 per acre seems high relative to the area norms. We are confident that the businesses and economic growth in the area will support (and prefer) homes with larger lots. I appreciate your consideration of these comments as you work on this topic. And please do give me a call and come by the area. I would love to host your visit.

Thanks in advance,

Brian K. Seal

Email: bseal@epri.com

Desk: 865-218-8181

Cell: 865-456-3586

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Fwd: Copeland Rd

me <tim.kuhn@knoxmpc.org>

Apr 9, 2018 7:55 PM

Posted in group: Commission

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

From: CHAD TURNER <chad.turner@knoxschools.org>

Date: Mon, Apr 9, 2018, 5:14 PM

Subject: Copeland Rd

To: contact@knoxmpc.org <contact@knoxmpc.org>

To whom it may concern,

I do not believe 5 house per acre on Copeland/Pedigo road would be a good change. Please do not change the zoning from Agricultural to Residental.

Thanks, Chad Turner

sConcerned property owners adjacent to proposed Smithbilt homes development in Powell at the Copeland Farm

LEE white <lcatawhite@comcast.net>

Apr 8, 2018 4:21 PM

Posted in group: Commission

Mayor Burchett and Knox County/MPC commissioners:

Our names are Lee and Carmela White and we live at 911 East Copeland Drive in Powell. We have been informed that the 82 acre Copeland Farm has been bought by Smithbilt and they have made the request to Knox County MPC for 5 houses per acre. The request to rezone the land from agriculture to residential is up for review this Thursday April 12. Hopefully you all have seen the petition from the Powell community in opposition to this rezoning and the Smithbilt request. My neighbor Brian Seal sent an email to MPC on March 27, 2018 explaining many of the opposition points to this high density subdivision. He included JPG and pptx he created through the KGIS system to help show the proposed density and its inconsistency with the surrounding neighborhoods and properties. Our email to your group is not repeat Mr.Seal's information but to express our opposition from our personal perspective.

We have lived in the Powell community for 29 years. In the beginning, the only businesses at the Emory Road exit where the I-75 flea market, a Chevron gas station and the small airport. For many years we lived in Landon Park Subdivision. Our kids attended Brickey Elementary, Powell Middle and High Schools. We attend Powell Church and frequent many of the local businesses. We are ingrained in this community. In 2005 we were blessed to purchase a house and 3.2 acre property at 911 East Copeland Drive. We were thrilled to be moving out of a subdivision and enjoying the peace and calm of our property. We both work full time and have kids that are married or in college so our home and property is where we find our calm. It is peaceful, quiet and beautiful. On any given day, we can find deer and turkey in our yards and we feel blessed to see all that nature provides. We thrive with the privacy of our land.

Now to explain our fears and concerns. We live on a one land road: East Copeland Drive. It goes all the way to Broadacres Subdivision and over the years has become a back road to the interstate and schools as Emory Road has grown and become so crowded. One has to pull the car over to make room for the oncoming car(s). With the proposed Smithbilt 5 homes per acre subdivision... at least two cars per home... the amount of traffic on East Copeland Rd and Pedigo Road is so concerning!

There are approximately 20 families(with 3+ acres) and 3 subdivisions (Berkley Hills, Teagues Grove and Grand Colony) that are directly impacted by the Copeland Farm as we all border the land or are across the street. Our fears and concerns run the gamut: noise, traffic, overcrowded schools, overcrowded roads and a real lose of privacy. We worry about the value of our home and property as a 5 house per acre subdivision isn't consistent with the existing neighborhoods nor the larger homes and properties.

We appreciate the fact that the Copeland Farm is for sell and that it will be great for their family. We implore though upon Mayor Burchette and our Knox County/MPC commissioners to strongly review the impact that the sell and rezoning of this property will have on our family,neighbors and community. Please take into account the comments in the Petition to oppose the rezoning of 1015 E Copeland Drive form Agricultural to Residential. Thank you for taking the time to read our email and consider this issue that holds such great concern for our community.

With kindest regards,

Lee and Carmela White

PRIMOS LAND COMPANY LLC MPC File Number 4-G-18-RZ

WOOLARD, RUSSELL E <rw3305@att.com>

Apr 11, 2018 9:07 PM

Posted in group: Commission

The Teagues Grove Board of Directors is requesting that the attached document be added to the MPS Commissioners packets for Thursday rezoning meeting.

Russ Woolard

Principal Systems Engineer ,

TP&E / CC&SE / Solution Planning and Design / AT&T Services, Inc

Office/Mobile: (865) 742-1857

rw3305@us.att.com

Teague's Grove
Homeowner's Association
P.O. Box 1198
Powell, TN 37849

Knoxville-Knox County MPC
400 Main St, Suite 403
Knoxville, TN 37902
commission@knoxmpc.org

Commissioners,

**Subject: 44. PRIMOS LAND COMPANY LLC MPC File
Number 4-G-18-RZ**

Northwest side E. Copeland Dr., west side Pedigo Rd., northwest side Pedigo Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

The Board of Directors of the Teagues Grove Home Owners Association (HOA) is opposed to the development and rezoning of the property commonly referred to as "the Copeland Property." In stating our opposition to the development of the Copeland property we understand the right of a land owner to sell their property. Therefore we are requesting the consideration of four major concerns as identified below.

Issues

#1 Major Road Plan

The roads that bound the Copeland property are Pedigo, Bishop and Copeland. We assume that they are identified as "Collector" streets. They are currently narrow country roads that do not handle existing traffic let alone 180 or more new homes. It is

estimated that this new subdivision will generate 2,000 to 3,000 new trips daily on these narrow Collector streets.

Major Road Plan (and street design) - Road improvement and widening of Pedigo, Bishop and Copeland collectors is required in order to carry the additional traffic load generated by this new subdivision. The Teagues Grove HOA requests that this road widening occur only on the Copeland property and that access to Bishop, Copeland and Pedigo Collector roads be held to a maximum of one access point per Collector road. The Teagues Grove HOA also requests that a Traffic Access and Impact Study be conducted.

The nearest adjacent Major Arterial road is Emory Road. The collector roads that feed it are Pedigo Road and Bishop Road. These intersections will require improvements for traffic flow and the addition of badly needed Traffic lights at intersection of Pedigo and Emory and Bishop and Emory Roads for safety.

Teagues Grove HOA requests that street design standards for the existing major arterial and major and minor collectors be reevaluated by the Tennessee Department of Transportation and the Knox County Department of Engineering and Public Works. Further, the reevaluation will have a goal to reduce the volume of traffic and traffic delays on major streets (collectors and arterials) those being Pedigo, Bishop and Copeland.

Teagues Grove HOA requests that the Planning Commission require that the cost of the required street improvements be borne solely by the developer. Also, the developer be responsible for the costs of off-site street improvements identified in a Traffic Access and Impact Study required.

#2 Three or less single family residential structures per acre and comparable architecture to existing adjacent communities

Teagues Grove HOA reminds the Planning Commission that there are challenging terrain issues with steep slopes on the northeast side of the Copeland property. Teagues Grove HOA requests that the site plat plan take this into consideration and adhere to current Knox County Hillside Protection ordinances.

Further, Teagues Grove HOA requests that the developer be restricted to not more than three (3) Single family dwellings be constructed per acre and be of comparable value and architectural style to that of adjacent Grand Colony, Berkley Manor and Teagues Grove and Trotter Gait subdivisions. All structures be required to have a front elevation of brick or stone. Vinyl siding to be permitted on three sides maximum.

The average mean resale of homes in the aforementioned subdivisions is \$275,000. For protection of the resale value of the adjacent subdivisions it is requested that this be taken into consideration

#3 Schools Overcrowding

The McCloud-Brickey Elementary School which would serve this new proposed subdivision is at capacity. Powell Middle and Powell High School will also be affected by this proposed development. It demonstrates that any Planning Commission approval of more than three residential structures per acre will further exacerbate school overcrowding.

#4 Quality of Life

Teagues Grove HOA would like to call attention to the likelihood of soil erosion and stormwater issues from the proposed Copeland construction site and its contribution to the impairment of the watershed and the existing wetlands and natural stream on the northeast side of the property. Will the Planning Commission identify the existence of these wetlands to the Environmental Protection Agency (EPA)? As an example, SmithBilt, the developer of Childress Place subdivision poorly designed and constructed the retention pond to capture storm runoff resulting in its collapse. How will design and construction of properly built storm runoff retention ponds be enforced?

Teagues Grove HOA also requests that the Planning Commission require the developer to install sidewalks on all sides of the proposed subdivision and require the developer to place it into the Site Plat Plan. Teagues Grove HOA requests that the Planning Commission enforce the requirements of the current Knox County Subdivision regulations of February 2018 to provide the dedication or reservation of usable open space within the proposed development to a total of not less than fifteen (15) percent of the gross area of the subdivision for park or recreation purposes.

Sincerely,

Russell E Woolard

Russell E Woolard, Vice President

Teagues Grove Home Owners Association

MPC Rezoning 4-G-18-R2

wpbevis@frontiernet.net <wpbevis@frontiernet.net>

Apr 10, 2018 7:55 PM

Posted in group: Commission

To MPC Commissioners,

My wife and I are the owners of the property on 1016 E. Copeland Dr. on the southwest side of the Copeland Farm being considered for rezoning (4-G-18-R2).

We would like to express our concerns and opposition to the request under consideration.

We have lived here for 37 years and have been witness to the many changes in this area of the Powell community over that time. As you are aware this area has seen rapid and significant population growth in recent years. The traffic at peak times of the morning, afternoon and evening can be unbearable. Long delays from Pedigo to I-75 are routine. The area around the proposed development is serviced by Greenwell, Bishop, E. Copeland and Tate-Trotter. These are narrow hilly roads barely capable of handling the current volume of traffic, much less an increase of 400 more homes with 2 or more cars each.

I have heard from Patti Bounds, our local school board representative, that Brickey-McCloud and Copper Ridge are currently at or above capacity and can not sustain the influx of students a development of this size would create.

We are not opposed to Mrs. Copeland selling her property. We are sure there are several ways for the property to be sold while maintaining the rural character of the area, mitigating the impact on traffic and schools while also enhancing quality and value of the adjacent properties. In the past several years two smaller tracts (around 25 acres each) were divided into around 5-acre tracts and now have very nice homes on them that have improved the area visually and economically. This could be done with the Copeland Farm as well. I have spoken with a realtor who said there is a market for this type of property, not everyone wants to live in a PR type development with minimal yard and no open space.

On a personal level, we are concerned with the issue of drainage and management of surface runoff. A significant portion of the southwest side of the tract under review drains directly across our property to a wet weather creek and down across other neighbor's property until finally reaching Beaver Creek. In 2011 a retention pond in a Smithbuilt development on Childress Rd failed, flooding residents on Dawson Hollow Rd. This does not give me confidence in the ability of the developer to manage potential issues that could have a direct impact on our property.

In closing let me encourage you as the individuals entrusted with the mission of planning and oversight of the growth of Knox County to take careful consideration of the concerns of the residents of the area before giving approval to this rezoning request.

Sincerely,

Bill and Kim Bevis

Fwd: Item #44 Primos Land Company 4-G-18-RZ Development proposal

Amy Brooks <amy.brooks@knoxmpc.org>

Apr 11, 2018 11:47 AM

Posted in group: Commission

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

From: JEFF JONES <ljjones_0907@comcast.net>

Date: Wed, Apr 11, 2018 at 11:31 AM

Subject: Item #44 Primos Land Company 4-G-18-RZ Development proposal

To: contact@knoxmpc.org

Dear Commissioners:

As a nearby resident of the Copeland Rd. property, I would like to express my concerns about the proposed development. I would like to request that you consider a lower density development for this project.

This is a rural neighborhood and the current roads and schools cannot handle a significant increase in population. Within the last few years a subdivision (which is very close in proximity to the Copeland Property) was developed on Childress Rd. This development has had a severe impact on our community already. Childress and Pedigo roads are very narrow and are not suitable for large amounts of traffic which make for dangerous driving conditions.

Is it possible to have a community meeting with the developers of the project to discuss the concerns of the community about this large development and the impact it will have before any decisions are made?

Thank you for your consideration,

Jeff Jones

8634 Childress Rd.

Powell, TN 37849

--

Amy Brooks, AICP

Planning Services Manager

865-215-4001 office

865-679-9020 cell

Fwd: Copeland Farm rezoning

Terry Gilhula <terry.gilhula@knoxmpc.org>

Apr 11, 2018 1:04 PM

Posted in group: Commission

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

From: Brenda Jones <brenda_k_jones@yahoo.com>

Date: Wed, Apr 11, 2018 at 12:49 PM

Subject: Copeland Farm rezoning

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

Dear Metropolitan Commissioners:

You will be meeting tomorrow to discuss rezoning of the property at 1015 Copeland Drive. Primos Land Company plans to develop that land as a subdivision if the zoning is approved. Presently the area is low density with adequate roads, schools, access, and water drainage to support the low density population. Primos is asking for a four or five house density per acre which is far too much for the area to support. The intersection with Emory Road and Pedigo is already highly congested during morning and evening traffic. Adding so many houses would make egress and ingress most dangerous. Add to that strain on already crowded schools, and narrow roads people use to get around Emory Road traffic, and you have a recipe for dangerous conditions. Please consider allowing only three houses per acre and developer plans to manage water drainage and intersection traffic.

Sincerely,

Brenda K. Jones
8704 Pedigo Road
Powell, TN 37849

Ipetition for - Rezoning 1015 Copland Drive (4-G-18-R2)

klbrouss@aol.com <klbrouss@aol.com>

Apr 12, 2018 7:43 AM

Posted in group: Commission

Dear MPC Commissioners

below is the link to the electronic petition Re The 1015 Copland Drive Rezoning (4-G-18-R2)

there have been 800+ community members to sign so far

Please consider the Impact of this dense housing proposal on this area of Powell, in the meeting today.

Please Open this document at least review the comments posted

Kim Bevis

[https://www.ipetitions.com/petition/petition-to-oppose-the-rezoning-of-1015-e-copeland?
utm_medium=social&utm_source=facebook&utm_campaign=email](https://www.ipetitions.com/petition/petition-to-oppose-the-rezoning-of-1015-e-copeland?utm_medium=social&utm_source=facebook&utm_campaign=email)