



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Chesney Hills neighborhood

1 message

'David Roy' via Commission <commission@knoxplanning.org> Wed, Mar 11, 2020 at 7:16 PM

Reply-To: davidroysurgical@me.com

To: commission@knoxplanning.org

I stand with Lea Ann Lunsford in opposition changing the setback. Many residents in this community are successful professionals and business owners and do not want to see the elected government officials we work hard to get an office to work against our community to violate good rules in regards to setbacks. It would certainly hurt people in government in elected office if these setbacks are allowed to be changed to adversely affect the citizens of Knox county. Letting some builder from Georgia violate Knoxville residents would be poor judgment for a local government official. Plus let's look at the fact that these rules exist for a good reason.

Below is the message from Lea Ann Lunsford:

"The voting commissioner said that if members of the community would email the planning commission voicing their opposition to building a home on lot 1510 Mountain Hill Lane it would help our case at the meeting on March 12th. If you are against building a home there; please copy and paste the following letter and email it to commission@knoxplanning.org. The letter will go to all members of the planning committee.

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are "unbuildable" as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register's Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R's.

The neighbors feel that these lots should not have been sold as "buildable" lots and should have been designated as "common" areas instead of trying to squeeze a house onto a lot that is not suitable.

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to form a proper HOA made up of homeowners, instead of developers. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, this action makes the developer who owns the vacant lots the automatic HOA president and decision maker.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

-Chesney Hills Homeowner”

David Roy 1417 Mountain Hill Lane
Homeowner a Chesney Hills subdivision.

David Roy
(865) 254-7400

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Proposed alteration to the required minimum setbacks in Chesney Hills

1 message

'Chris M Lunsford' via Commission <commission@knoxplanning.org>

Reply-To: cmlunsford@thelunsfordhome.com

To: commission@knoxplanning.org

Cc: Lea Ann Lunsford <lalunsford19@me.com>

Dear Members of the Committee,

I am the property owner of 1516 Mountain Hill Ln - the home adjacent to the lot at [1510 Mountain Hill Ln](#).

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration to the setbacks in this neighborhood is that these lots are "unbuildable" as they cannot support a structure that meets the requirements set forth by the covenants and restrictions #201307290007375 of the Register's Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square foot

The neighbors feel that these lots should not have been sold as "buildable" lots and should have been designated as "common" areas instead of trying to

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to vote. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, the HOA president is the automatic HOA president and decision maker.

I have attached photographs illustrating the approximate placement that this alteration of the setbacks would allow. The black rectangle sits 2 feet from the street. The geometry of the lot, building a house of comparable size and quality to those in our neighborhood will require that the house be placed on the east side of the lot. The commission will allow. Building a house in this location will have a significant negative impact on our property's value. The house would in effect be invisible from the street and our view of the neighborhood from the front of our home.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

Sincerely,

Chris Lunsford
Chesney Hills Homeowner**Chris Lunsford**
cm@lunsford.io













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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Chesney Hills Proposed Setback Changes

1 message

marianne@stephansens.com <marianne@stephansens.com> Wed, Mar 11, 2020 at 8:00 PM
Reply-To: marianne@stephansens.com
To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are "unbuildable" as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register's Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R's.

The neighbors feel that these lots should not have been sold as "buildable" lots and should have been designated as "common" areas instead of trying to squeeze a house onto a lot that is not suitable.

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to form a proper HOA made up of homeowners, instead of developers. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, this action makes the developer who owns the vacant lots the automatic HOA president and decision maker.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change. The proposed change would not only make the homes on these two lots extremely out of character for this neighborhood and throw off the aesthetics but it would also destroy the view that current neighbors, The Lunsfords, have of the street. It would be like putting a home in their front yard to try to peer around/over. We feel this would be extremely unfair to them (they have the showcase home in this neighborhood and we all love it).

Thank you for your consideration on this matter.

Marianne and Andrew Stephansen
1550 Mountain Hill Lane
Knoxville, TN 37931
[865-531-6433](tel:865-531-6433)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File 3-D-20-UR

1 message

Dan Cheatham <dcheatha@gmail.com>

Wed, Mar 11, 2020 at 11:08 AM

Reply-To: dcheatha@gmail.com

To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are “unbuildable” as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register’s Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R’s.

The neighbors feel that these lots should not have been sold as “buildable” lots and should be redrawn and designated as “common” areas instead of trying to squeeze a house onto a lot that is not suitable.

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to form a proper HOA made up of homeowners, instead of developers. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, this action makes the developer who owns the vacant lots the automatic HOA president and decision maker.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

-Chesney Hills Homeowner

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File 3-D-20-UR

1 message

Mark Manley <mwmanley@bellsouth.net>

Wed, Mar 11, 2020 at 7:00 AM

Reply-To: mwmanley@bellsouth.net

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

Dear Members of Planning Commission:

As I am unable to attend public hearing on March 12th, please count my vote as OPPOSED to building on [1510 Mountain Hill Lane](#).

It clearly does not conform to previous rules and building of homes in Chesney Hills Subdivision. We need our neighborhood to be

Consistent in appearance and hold property values high.

Sincerely,

Wendy Manley

Home owner: Chesney Hills

9930 Winding Hill Lane

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Case 3-D-20-UR

1 message

tjung71 via Commission <commission@knoxplanning.org> Tue, Mar 10, 2020 at 10:37 PM

Reply-To: tjung71@verizon.net

To: mike.reynolds@knoxplanning.org, commission@knoxplanning.org

Sir:

We live at [1507 Mountain Hill Ln](#) in Chesney Hills. We have reviewed the proposal regarding case 3-D-20-UR. This request should be denied because it will result in unsightly house positions which substantially contrast with existing houses in the neighborhood. The economic impact includes diminishing house values for the neighborhood and reduction in real estate revenue for Knox County. It is in the best interest of everyone except the builder to deny this request. The focus of a business is profit. The neighborhood's responsibility is to ensure that standards are maintained. This proposal will clearly substantially deviate from the established standards. We oppose this change and request the change be denied. Thank you for your attention.

Thomas and Bettydale Jungerman

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Chesney Hills lot setback

1 message

'Kathy' via Commission <commission@knoxplanning.org>

Wed, Mar 4, 2020 at 5:57 PM

Reply-To: tchervin@aol.com

To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are "unbuildable" as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register's Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R's.

The neighbors feel that these lots should not have been sold as "buildable" lots and should have been designated as "common" areas instead of trying to squeeze a house onto a lot that is not suitable.

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to form a proper HOA made up of homeowners, instead of developers. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, this action makes the developer who owns the vacant lots the automatic HOA president and decision maker.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

-Chesney Hills Homeowner

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: File # 3-D-20-UR Address: 1510 Mountain Hill Ln Knoxville 37931

1 message

Mike M <mitchell9000@gmail.com>
Reply-To: mitchell9000@gmail.com
To: commission@knoxplanning.org

Tue, Mar 3, 2020 at 9:09 AM

Hello,

My name is John Mitchell. I live at [1520 Mountain Hill Lane](#) in the Chesney Hills Subdivision.

I am writing to communicate my 100% opposition to the proposed alteration of the required minimum setbacks in the Chesney Hills Subdivision.

This subdivision has already suffered from direction changes that have negatively affected property values. Reducing the setbacks would be another blow to the property values and would substantially hurt the appearance of the subdivision.

The lots in question are too small to build an appropriate house on and the buyer should have known this prior to buying them.

I am not able to attend the public hearing on March 12th due to required travel for my job. However, I am adamantly opposed to changing the setbacks and would like my input counted.

Please call me if you have any questions.

Thank You,

John Mitchell
[1520 Mountain Hill Ln](#)
[Knoxville, TN 37931](#)

Phone: (865) 388-3111

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Chesney Hills Subdivision Disputed Lot

1 message

'Lea Ann Lunsford' via Commission

Mon, Mar 2, 2020 at 6:46

<commission@knoxplanning.org>

PM

Reply-To: lalunsford19@me.com

To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are “unbuildable” as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register’s Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R’s.

The neighbors feel that these lots should not have been sold as “buildable” lots and should have been designated as “common” areas instead of trying to squeeze a house onto a lot that is not suitable.

It is also worth mentioning that the Homeowners in this neighborhood are at a current disadvantage to have their voices heard because of the inability to form a proper HOA made up of homeowners, instead of developers. The vacant lots in this neighborhood have been sold as a group to different land developers 3 times in the past 2 years. The way the C&Rs are written, this action makes the developer who owns the vacant lots the automatic HOA president and decision maker.

The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

If the lot is deemed unbuildable we would like to consider buying it to either extend our property as we are the house next to this property or to offer to the HOA at a later date when the neighborhood is complete.

Thank you for your consideration on this matter.

-Lea Ann and Chris Lunsford
1516 Mountain Hill Lane
Knoxville, TN 37931

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 3-D-20-UR

1 message

D Beckner <deboprod@gmail.com>

Mon, Mar 2, 2020 at 6:48 PM

Reply-To: deboprod@gmail.com

To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are “unbuildable” as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register’s Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R’s.

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The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

-Chesney Hills Homeowner

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Thank You,

Daniel G. Beckner

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 1510 Mountain Hill Lane - March 12th

1 message

Andrew Galbraith <dru924@gmail.com>

Mon, Mar 2, 2020 at 7:23 PM

Reply-To: dru924@gmail.com

To: commission@knoxplanning.org

Dear Members of the Committee,

I am writing out of concern for a proposed alteration to the required minimum setbacks of two lots in the Chesney Hills neighborhood. This proposed alteration can be found under file number 3-D-20-UR. The concern of the neighborhood is that these lots are "unbuildable" as they cannot support a structure that meets the requirements set forth by the covenants and restrictions of the neighborhood being of record in instrument #201307290007375 of the Register's Office of Knox County. Effectively, these lots are too small to contain a structure that meets the minimum square footage footprint requirements set forth in the C&R's.

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The Homeowners would like the Committee to enforce the current setbacks that all other lots have abided by and not allow the proposed change.

Thank you for your consideration on this matter.

-Andrew Galbraith, Chesney Hills Homeowner

Sent from my iPhone

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This message was directed to commission@knoxplanning.org

DR. ROBERT A. LEVY
DR. KAREN D. LEVY
1217 NIGHTHAWK LANE
KNOXVILLE, TN 37923

26 February 2010

Mr. Mike Reynolds,
Knoxville-Knox County Planning Commission
400 Main St., Suite 403
Knoxville, TN 37902



Dear Mr. Reynolds:

Many thanks for your timely notice that File Number 3-D-20-UR will be on the Commission agenda for 12 March 2020, and also for the very good resources on your website regarding this file. The applicant requests that the peripheral setback be reduced from 35 ft. to 20 ft. The houses in this subdivision generally conform to the existing minimal setbacks, although some of them are uncomfortably close to each other, to the street, and to necessary retaining walls.

As your plat indicates, the two lots requesting a smaller setback (nos. 78 and 79) are barely buildable even with the requested miniscule setback. For example, the proposed house on lot 78 will have its northwest corner only 5'6" from the lot line. The other lot (#79) probably should never have been approved for building:

*much of its oddly elongated shape is far too shallow to allow for any sort of construction; and

*worse still, and unknowable from your plat, the property terrain falls off in a dramatic slope (see included picture) that should not be built on.

If someone wishes to build on these lots (especially lot 79), we respectfully submit that the builder should be obliged to follow the normal setback provisions. However, we strongly suggest that these lots be left unbuilt, rather than creating houses incompatible with existing structures.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. Levy".

Robert A. Levy

A handwritten signature in black ink, appearing to read "Karen D. Levy".

Karen D. Levy

(Photo attached)

