



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-P-06-RZ **AGENDA ITEM #:** 73
10-B-06-SP **AGENDA DATE:** 11/9/2006

POSTPONEMENT(S): 10/12/2006

▶ **APPLICANT:** CATHERINE PIPKIN
OWNER(S): SAME

TAX ID NUMBER: 131 156, 15801
JURISDICTION: Commission District 5

▶ **LOCATION:** Southwest side Pipkin Ln., northwest of Sunny Springs Ln.

▶ **TRACT INFORMATION:** 14 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pipkin Ln., a dead-end local street with 26' of pavement within the I-140 interstate right-of-way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) and SLPA (Slope Protection) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Apartments/ Condos

DENSITY PROPOSED: 12 du/ac.

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been zoned RP-1 for residential development in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Residence and medical /office development / O/PC and PC-1 Commercial

South: Residences / LDR / RP-1 Residential

East: I-140 interstate / OS / OS-1 Open Space

West: Residences / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This sloping, wooded site is within a developing residential area that includes attached and detached units occurring under RP-1 zoning. Fort Sanders West is located to the north of this area within PC and PC-1 zones.

STAFF RECOMMENDATION:

► **DENY MDR (Medium Density Residential) designation for this site**

Medium density residential development is too intense for the topographic constraints of this site, and would be out of character with the adjacent residential development pattern. The sector plan proposes low density residential uses and slope protection for the site.

► **APPROVE PR (Planned Residential) zoning.**

APPROVE a density up to 5 du/ac for the site. (Applicant requested up to 12 du/ac.)

Any development proposal of this property should maintain 50% undisturbed open space on this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.
2. PR zoning at up to 3 du/ac, or 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern. Other properties zoned PR along Pipkin Ln. to the south are developing at similar densities. The attached slope analysis indicates that approximately 21% of the site has slopes greater than 25% and 42% of the site has slopes between 15% and 25%. With 62% of the property affected by moderate to steep slopes, development should be limited to no more than 5 dwelling units per acre.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

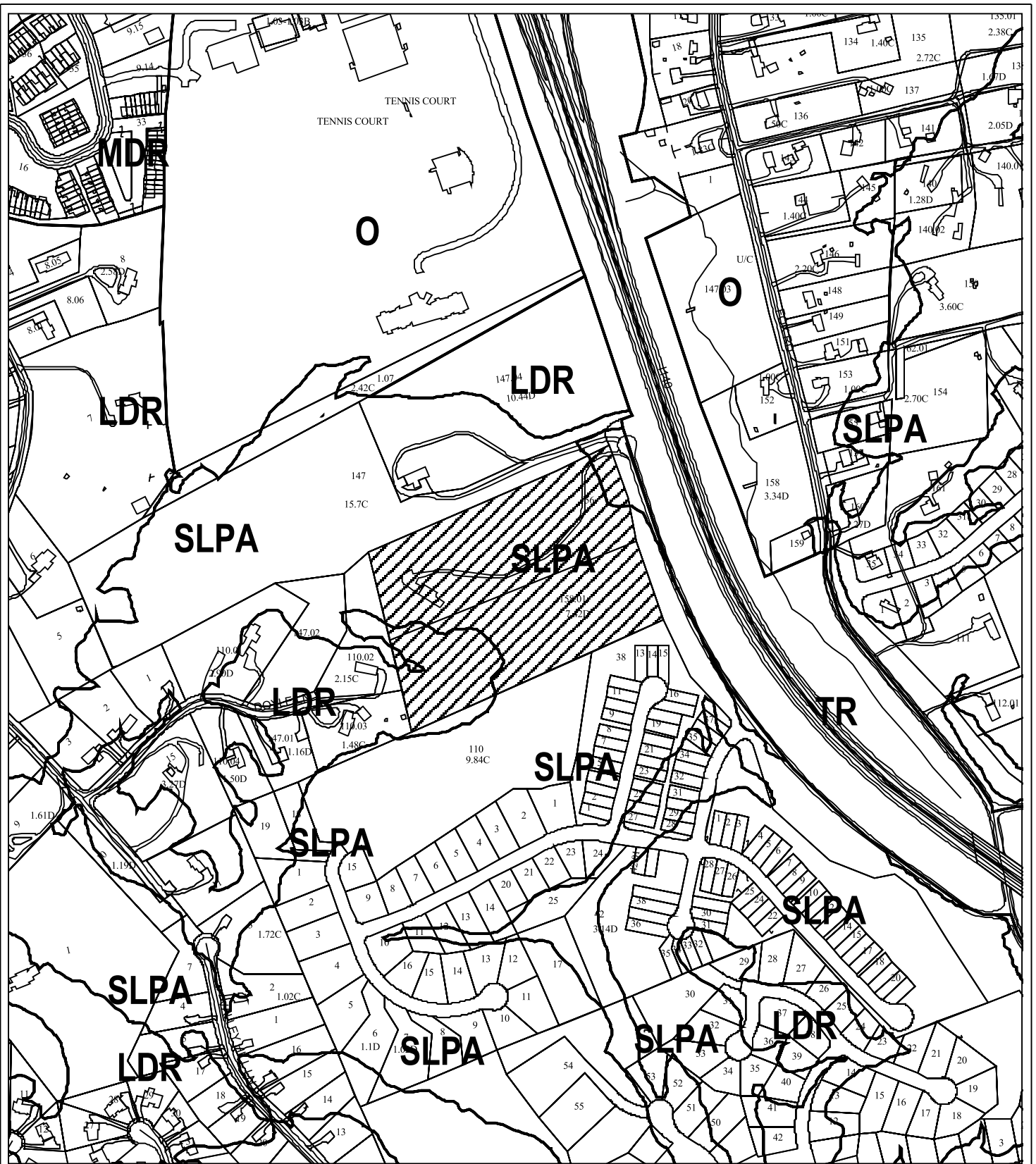
1. Public water and sewer utilities are available in the area to serve the site.
2. A Traffic Impact Study will be required if over 75 units are proposed for the development. The requested 12 du/ac development would allow 168 units on this site, would generate 1680 vehicle trips per day and would add 34 school aged children to the area school system. The proposed 5 du/ac would consist of 70 dwelling units, would add approximately 700 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
3. The requested density is incompatible with the surrounding zoning; however, the recommended PR at up to 5 du/ac. would be compatible and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such areas. The developer of the property should understand that such constraints may not allow development of the property at the requested density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans will also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-B-06-SP/10-P-06-RZ
SECTOR PLAN AMENDMENT
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Catherine Pipkin

Map No: 131

Jurisdiction: County

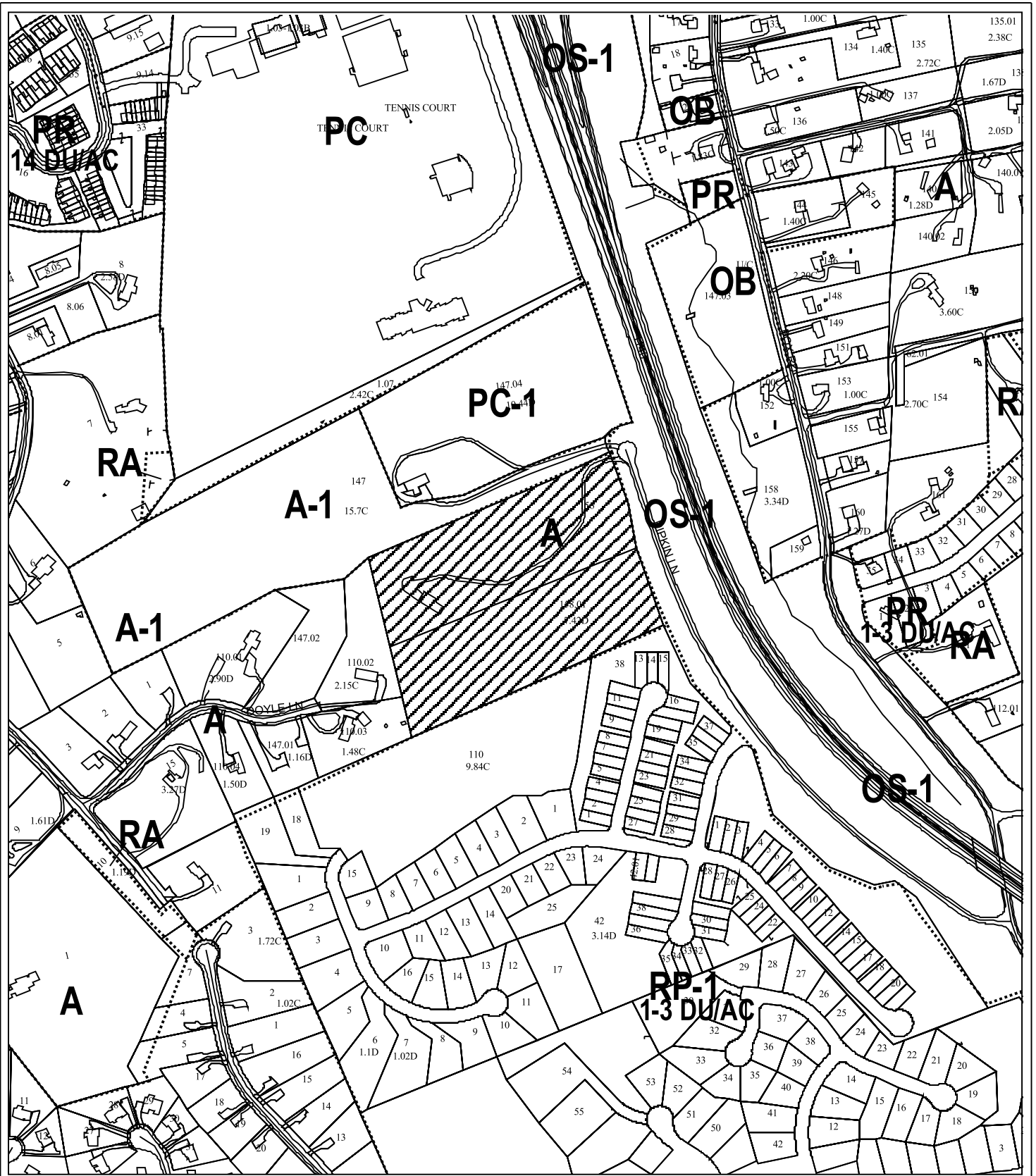


From: LDR (Low Density Residential) and SLPA (Slope Protection)

To: MDR (Medium Density Residential) and SLPA (Slope Protection)

Original Print Date: 09/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





10-P-06-RZ
REZONING

Petitioner: Catherine Pipkin

Map No: 131

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 09/26/06

Revised:

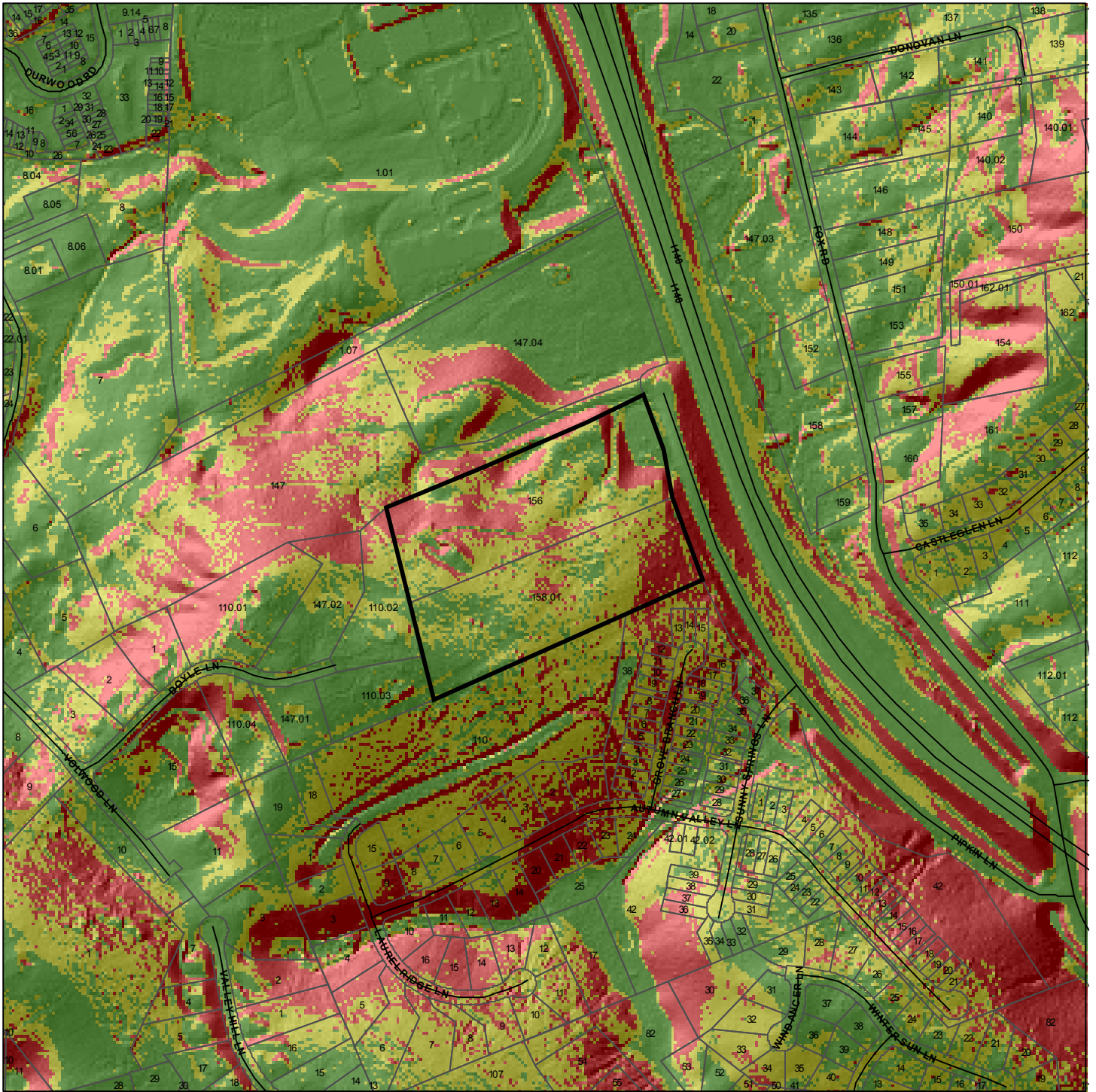
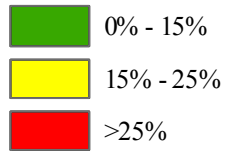
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

0 500'



10-P-06-RZ Slope Analysis

Percent Slope



10-P-06-RZ REZONING

Petitioner: Catherine Pipkin

Map No: 131

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

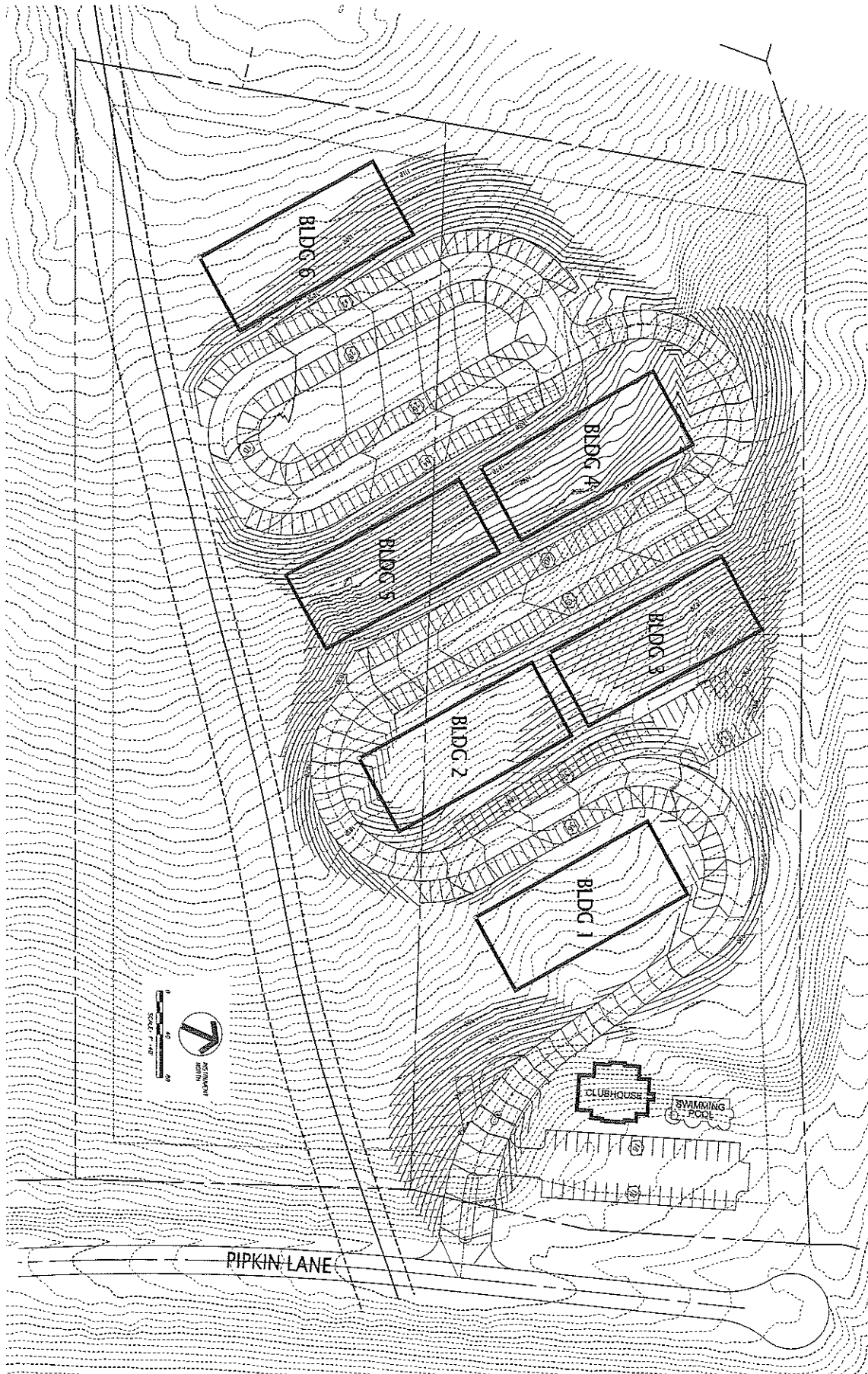
Original Print Date: 9/25/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10-P-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	7118	4.0852	26.75%
15%-25%	2	12734	7.3083	47.86%
> 25%	3	6754	3.8763	25.39%
Total Acres			15.2697	100.00%

10-P-06-RZ
10-B-06-SP



DAVID B. COX, CPA
10204 Tan Rara Drive
Knoxville, Tennessee 37922

Tel: (865) 671-3331
Fax: (865) 671-3334

Date: October 5, 2006

To: Ken Pruitt, Assistant Manager

Fax #: 215-0168

From: David B. Cox



PLEASE DELIVER IMMEDIATELY.

2 Pages, including this one.

MPC # 10-P-06-RZ & 10-B-06-SP Pipkin Property

Dear Mr. Pruitt:

We strongly oppose the requested approval for 6 multi-story apartment buildings with a total of 170 apartments

This proposed development is inconsistent with the surrounding neighborhoods of privately-owned homes. It is also inconsistent with the commercial structures in this area. There is no logical justification for such a dramatic alteration of the neighborhood.

Apartment buildings, by definition, attract a transient population with all the attendant problems this presents. This is completely different in character from a community of privately owned homes with semi-permanent residents.

I have seen neighborhoods in other areas ruined by high-rise buildings. At best, they destroy the privacy and the skyline normally enjoyed by surrounding single-family homes. At worst, they can be a total eyesore.

The requested apartment buildings would also create an immediate and potentially dangerous traffic problem. There is a downhill curve on Fox Road, and cars have picked up considerable momentum by the time they reach this point of entry onto Fox Road. A substantially increased population using this entry point could convert a situation which now works reasonably well into a dangerous trap for older or unwary drivers. Fox Road was not (and is not) designed for high-density traffic.

We urgently request that you not allow this significant alteration in the character and structure of our neighborhood

Sincerely yours,

David and Jenny Cox

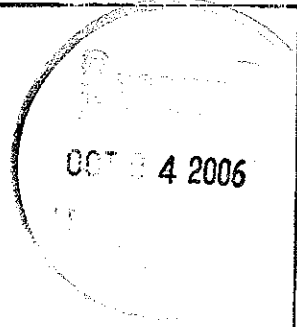
Council of West Knox County Homeowners, Inc.

Representing over 75 homeowner associations with 17,500 homeowners since 1972
c/o 10044 Tan Rara Drive • Knoxville TN • 37922-4139

- Andover Court
- Arbor Creek
- Ashley Oaks
- Augusta Hills
- Autumn Ridge
- Beimont West
- Benington
- Bexhill
- Bluff Point
- Bunker Hill
- Cambridge Woods
- Carrollwood
- Cedar Grove
- Charles Town Lnd
- Chestnut Grove
- Choto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dunbarton Oaks
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farrington
- Farrington
- Forest Mill
- Foxboro
- Foxfire
- Gettysvue
- Graywood Cluste
- Gulf Park Civic
- Gulfwood
- Harta Ridge
- Heritage Woods
- Highgate
- Hunting Ridge
- Kams Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lennox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing NP
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Hills
- Northshore Landl y
- Plantation Spring
- Rudder Lane
- Seven Oaks East
- Sevenoaks West
- Sherman Oaks
- Stables View
- Suburban Hills
- Tan Rara Oeste
- Tierra Verde
- Tooles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross
- Waterford
- Westhampton
- Westbrooke
- Westland - West
- Westshore
- Wheaton Place
- Windsmere
- Wrights Ferry

October 4, 2006

Mr. Ken Pruitt
Assistant Manager, Rezoning
Metropolitan Planning Commission
Suite 403 City / County Building
400 Main Street
Knoxville, TN 37902



RE: 10-P-06-RZ & 10-B-06-SP Catherine Pipkin

Dear Mr. Pruitt:

The Council of West Knox County Homeowners, Inc. passed a unanimous resolution requesting the MPC deny the request by the applicant for medium density residential. The Council is also opposed to a density of twelve (12) dwelling units per acre for this tract of land on Pipkin Lane.

The adjoining residential developments have complied with the Southwest Sector Plan and are all classified as low density residential. These developments also have a density of 1 to 3 dwelling units per acre.

Therefore, we ask that you recommend to the MPC Commissioners that this tract be rezoned to low density residential and request the density be set at no more than 3 dwelling units per acre.

Regards,

John R. Schoonmaker
President

President	John Schoonmaker	675 - 6625	Board Members (in addillon to officers):	
Vice President	Sue Mauer	690 - 0269	Linda Gildner	675 - 5341
Secretary	Chuck Fleischer	769 - 1356	Edward Langston	539 - 1796
Treasurer	Jacki Cash	671 - 6797	Debra VanMeter	690 - 1414
Parliamentarian	Don Caldwell	693 - 2216	John Von Welsenstein	690 - 3944

Daryl R. Armentrout, P.E.
704 El Monte Circle
Knoxville, Tennessee 37922



October 3, 2006

Mr. Ken Pruitt, Assistant Manager
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Reference: **MPC # 10-P-06-RZ & 10-B-06-SP Catherine Pipkin Property**

Dear Mr. Pruitt:

I am writing in reference to an out-of-state developer that has filed a rezoning application with the Metropolitan Planning Commission (MPC) to develop the 14 acres at the end of Pipkin Lane. He is requesting approval for 6 multi-story apartment buildings with about 170 apt. units. The application for development asks for rezoning from low density residential to medium density residential; this action would be contrary to the Southwest Sector Plan, which states this area is designated for low density residential.

To preserve the integrity of residential properties in this area and to be consistent with the Southwest Sector Plan, I am asking that **MPC recommend to the MPC Commissioners that this request be denied.**

I appreciate your sincere consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Daryl R. Armentrout".

Daryl R. Armentrout, Ph.D., P.E.

Ken,

I am very concerned about this rezoning for apartments on Pipkin Lane for a number of reasons. The area is designated for low density residential and all of the subdivisions, including the most recent Fox Creek, have continued this way. This is also contrary to the Southwest Sector Plan density levels. Fox Road traffic flow is already heavy with the Weatherstone traffic and the estimated 250+ vehicles anticipated from the Fox Creek development.

When Weatherstone was developed consideration was given to the zoning ordinance, the general character of the neighborhood, and approving a plan that would not injure the value of adjacent properties. I do not feel that apartments fit into any of these three.

Pellissippi Parkway is designated as a scenic highway with restrictions on building height within 1000 feet.

My family and I strongly recommend that this request be refused and that the MPC follows the sector plan and maintains the current development plan density levels. Fox Creek will be very well done and fits the criteria while keeping with the scenic parkway feel. I am not opposed to development just that it remain consistent with the area.

Thank you, Michael Ford
10212 Tan Rara Dr
621-5828 cell

Please do not allow this track of land to be rezoned for apartments!
thanking you in advance for your help in this matter Brian&Mary Defayette
10224 tan rara dr Knoxville tn 37922.

Mr. Pruitt, the rezoning request for the above property from low density residential to medium density residential is contrary to the Southwest Sector Plan which states that this area is designated for low density residential. I am opposed to changing the zoning for this property.

Thomas C. McGalliard
10201 Loma Drive
Knoxville, TN 37922
Tan Rara Oeste Subdivision

Dear Ken,

I am a property owner in the Tan Rara neighborhood on Fox Road. Regarding the proposed development of the Catherine Pipkin property, I am strongly opposed to this "re-zoning" as are ALL of my neighbors. With the current development that has happened recently at the end of George Williams Road and all along Fox Road, Fox Road is no longer a safe place to drive. It is a road that was never designed to accommodate so much traffic. It is hard enough to get onto Kingston Pike now without someone taking your front bumper off turning onto Fox.

This area is more than developed already, and this is just one more example of the county and city government changing any laws they want to accommodate new business. Shame on you and shame on them. We chose this neighborhood because of its quiet, country-like atmosphere and its proximity to everything we enjoy in Knoxville. This development will shatter that for us as well as for the rest of our neighbors. I can't believe that those we entrusted to do right for our city would de-value both monetarily and emotionally our investment in our property.

Sincerely, Todd Richesin

Dear Mr. Pruitt:

It has come to our attention that a developer has requested that the below referenced property near Fox Road be rezoned from low density residential to medium density residential, presumably for the purpose of constructing condominiums or an apartment complex. As residents and taxpayers of west Knox County, we urge you and the MPC to DENY this request. Please for once exercise restraint and say NO to this request.

Sincerely,
Deborah and Paul Noe
10269 Tan Rara Drive
Knoxville, TN 37922

Mr. Ken Pruitt, Assistant Manager
Metropolitan Planning Commission,
400 Main Street, Suite 403,
Knoxville, TN 37902

Dear Mr. Pruitt,

I have recently been informed of a rezoning application on Pipkin Lane submitted under the documentation listed above. The proposed medium density apartments are in contrary to the land planning in Southwest Knox County.

Beyond the conflict with the land plan, I note the following additional concerns/comments:

- 1) Sufficient infrastructure planning has NOT been done to enhance the design parameters of Fox Road to support additional residential traffic. Recent low-density subdivisions have stressed the local road width, design speeds, utilities are still above ground and not far enough from the road edges, sidewalks, etc., Prior to additional higher density residential planning road safety should be addressed on the primary street Fox Road.
- 2) The general area near Pipkin Lane consists of low-density single family homes. Other areas with better access to public transportation and foot traffic are better suited to high density housing and urban planning.

3) Stormwater run-off planning is problematic along Fox Road. The addition of high density structures on a highly sloped area will be difficult to control stormwater runoff without further risking flood damage and residential safety downstream from Pipkin Lane.

For the record, I am a five year resident of Knox County, Tan Rara subdivision. The area has undergone significant development within a one mile radius of the proposed redevelopment with no infrastructure development to support the growth. The proposed rezoning should only be approved in coordination with upgrades to Fox Road, commitment to include additional stormwater management provisions and foot traffic paths adjacent to Fox Road.

Without the implementation of the above suggestions the county would be making a decision not in the best interest of the safety of the current residents.

Should public comments be heard at a hearing I would appreciate the opportunity to further discuss the proposed rezoning. I can be reached on my cell phone at 719-8179.

Sincerely,
Troy Eshleman
704 Colina Circle
Knoxville TN 37922
671-7894

Dear Mr. Pruitt:

We are contacting you to urge you to oppose the rezoning application for the above named requests. The medium density zoning that is sought would be inconsistent with all other properties in the area and when coupled with the all ready mushrooming development along Pipkin, Fox and George Williams Roads, would result in a terrible strain on roads, schools and other infrastructure.

Thank you.

Sincerely,
Steve and Deborah Zimo
10209 Loma Drive
Knoxville, TN 37922

Dear Mr. Ken Pruitt,

We have lived in the Tan Rara subdivision since 1968 and during that time have experienced the growth along Fox Road. While we would have preferred to see the Fox Road area remain the original low density area that we first knew, we realized that the growth that we were seeing was inevitable, but at least the growth was controlled in accordance with a well thought out plan, namely the Southwest Sector Plan. We now understand that a rezoning application has been filed with the MPC to change 14 acres along Pipkin Lane from low density residential to medium density residential. We trust you will turn down this petition and allow this area to continue to develop as originally planned. Thanks for your consideration,

Hayes and Joyce Hunter
10028 El Pinar Drive
Knoxville, TN 37922

Dear Mr. Pruitt:

I own a villa in Weatherstone Subdivision. It came to my attention today that a developer from North Carolina is seeking to rezone the adjacent property to Weatherstone in order to place 170 apartments on it. It was my understanding upon buying my home that this was a low density residential area. I strongly urge you to recommend that these apartments not be built. The homes in Weatherstone range from \$325,000.00 and up. The apartments would strongly detract from our beautiful neighborhood.

Your help in stopping this project would be greatly appreciated.

Thanks,

Ann Safford
318 Sunny Springs Lane
Knoxville, TN 37922
(865-531-2255)

Mr. Pruitt,

I hope this email reaches you doing well. I am sending this email in regards to the proposed rezoning of the 14 acres at the end of Pipkin Lane in west Knoxville. I am currently a resident of the Weatherstone community, the community that would be negatively impacted the most if this proposal were to pass. I say negatively affected for several reasons.

From a safety standpoint, currently traffic on Pipkin Lane is limited to homeowners in Weatherstone and the two homes at the end of the cove. Adding 170 apartments would nearly quadruple the daily traffic count on this road. A large portion of the residents in this area have small children, myself included, and the safety and well-being of these children was a major buying factor in this part of town. Second, in a comparable part of town by Cedar Bluff and Interstate 40, an apartment complex similar to the proposed has drawn an increase of crime and unwanted elements. Please do not allow this to happen in our neighborhood.

From a financial standpoint, it can be shown that the addition of large scale apartment complexes adjacent to neighborhoods has a considerable impact on the home values in those neighborhoods. My neighbors and I have made a considerable investment in our homes and we did this based on the fact that your commission zoned this area as low density, providing for 1 to 5 homes per acre. In addition, from what I have been told the landowners that are partners in this deal are the folks that live right behind me. Their yard basically looks like a scrapyard with broken down cars scattered around, plywood sheds erected and a fully functioning auto body shop on property zoned strictly residential. This has been reported several times to the county yet nothing has been done. If this is how they keep up their personal property, I can't imagine them doing any better with the apartments. In addition, the county's failure to act on these zoning regulations gives me little confidence on the ability to enforce any type of appearance guidelines on the proposed apartment complex.

I am asking you to turn down the proposed rezoning of this area. Many people bought in this area based on your commissions zoning of low density. I would hope that you would do what is best for the community and not what is best for the city's pocketbook and turn this proposal down.

Thanks for your time and consideration on this matter. I will see you this friday and I will have pictures of the home behind me for your viewing
Thanks,

Scott Wottle
865-235-5845

Mr. Pruitt,

We are residents of the Weatherstone sub-division that sits on Pipkin Lane just off of Pellissippi Parkway just south of I-40 and Kingston Pike. It has come to our attention that there is a proposed rezoning meeting for property located beside our sub-division for some apartments, or medium-density residential.

We feel the area should remain a low-density residential area because of the continuously increasing property values and basic appeal of the area. We hope you agree with us and recommend that these apartments not be built on this location.

Thank you,
Don & Stacy Roddy
329 Laurel Ridge Lane
Knoxville, TN 37922
865 470-7193

Dear Mr. Pruitt,

I live in Weatherstone and I am aware of the item 10-B-06-SP being brought before the MPC that is contrary to the sector plan which calls for low-density residential. I want you to be aware of my opinion that I am in favor of staying with the low-density classification and am opposed to the proposal of 10-B-06-SP.

Other developments in the area have stayed within the low-density format. This type of anomaly should not be allowed. Please consider low-density as your recommendation to the MPC.

Regards,

Wayne Valukas

Dear Mr. Pruitt:

We live in Weatherstone off Pipkin Lane. When we purchased this property we understood that this area was to be zoned LOW DENSITY residential. We are asking that the developer from Greensboro be held to the same zoning qualifications. These properties in Weatherstone start at \$325,000.

Apartments in this area not only would surely over a period of time lower our property values but would also cause too much traffic on a narrow thoroughfare as well as heavier traffic on Fox Road. We wish to maintain the atmosphere of family residential. We live in a safe environment that allows for quality lifestyles, and we wish to keep the area functioning in that manner. Therefore, I am requesting denial for medium residential. The homeowners in Weatherstone, Tan Rara, New Castles and Foxvue have chosen to live in a low density area and invested our money to do so. Please consider the importance in this area of maintaining the zoning consistent with all the subdivisions on Fox Road. It was our understanding when we purchased the property that the Southwest Sector Plan was designated for low density and all the other subdivisions on Fox and on the connecting George Williams Road fit into low density categories. Please DENY the developer any change in the current zoning of the property.

Randy and Connie Ford
Weatherstone Villas

Dear Mr. Pruitt,

We are told you are considering a rezoning request that would allow an apartment complex to be built on Pipkin lane. It is our family's hope that you will deny this request in consideration of the homeowners in this area.

We have lived in Tan Rara Estates for just over 6 years. One of the considerations for buying in this area was the low density of homes and low congestion of the main roads. Since we have been here we have seen four new subdivisions off of Fox Rd alone, and others in the area. The amount of traffic on the roads in this area has taken a turn for the worse, and the prospect of adding 150+ apartments is not an attractive alternative for those in this area.

I hope you will consider the quality of life of the residents of the homes in this area, and set aside the interests of the developer to disapprove the existing zoning.

Sincerely,

John L. Carnduff, Jr.
10212 El Pinar Dr.
Knoxville

As a homeowner in Weatherstone subdivision, I request that the acreage on Pipkin Lane remain LOW DENSITY residential. Feel free to build upscale, single family homes but put the apartments somewhere else. Thank you.

Denise Graham

I sincerely hope that you will not allow the acreage on Pipkin Lane to be rezoned. Please keep it at Low-Density residential. We purchased our property with the understanding that the area would remain Low Density. all local home values will continue to increase in value if it remains zoned as a Low-Density residential. Apartments will lower the value of our homes and decrease the safety and security of the residents of Pipkin Lane.

Thanks.
Roger Graham

Ken,

I am very concerned about this rezoning for apartments on Pipkin Lane for a number of reasons. The area is designated for low density residential and all of the subdivisions, including the most recent Fox Creek, have continued this way. This is also contrary to the Southwest Sector Plan density levels. Fox Road traffic flow is already heavy with the Weatherstone traffic and the estimated 250+ vehicles anticipated from the Fox Creek development.

When Weatherstone was developed consideration was given to the zoning ordinance, the general character of the neighborhood, and approving a plan that would not injure the value of adjacent properties. I do not feel that apartments fit into any of these three.

Pellissippi Parkway is designated as a scenic highway with restrictions on building height within 1000 feet.

My family and I strongly recommend that this request be refused and that the MPC follows the sector plan and maintains the current development plan density levels. Fox Creek will be very well done and fits the criteria while keeping with the scenic parkway feel. I am not opposed to development just that it remain consistent with the area.

Thank you, Michael Ford
10212 Tan Rara Dr
621-5828 cell

Mr. Pruitt,

I appreciate you taking the time to speak with me about the proposed development adjoining Weatherstone Subdivision. I am a resident of Weatherstone and am against a development of the proposed type. The proposed development is contrary to the sector plan and goes against the character of the existing subdivisions in that area. (e.g., Weatherstone, Fox Creek and Tan Rara.)

The proposed site plan provided to me is comical and I am not fearful that it will be approved as submitted. I am however concerned that the 12 units per acre request is masking the developer's true intent of 5 units per acre. Weatherstone was approved at 2.5 units per acre and the steep topography dictated an actual yield of 2.3 units per acre. The existing topography and slope protection designation of the proposed development seems to dictate a similar theme of 2-2.5 units per acre.

Thank you for your time and attention in this matter.

Sincerely,
Scott C. Brooks
10222 Autumn Valley Lane
588-6472

Dear Mr. Pruitt:

We are writing to oppose the rezoning application under consideration by the MPC for 14 acres on Pipkin Lane in west Knox County ("MPC #10-P-06-RZ & 10-B-06-SP Pipkin Property"). This rezoning request is contrary to the Southwest Sector Plan, which states that this area is designated for low density residential development. Changing this property to medium density residential and allowing construction of multi-story apartment buildings on it is inconsistent with every subdivision along Fox Road, including Tan Rara Oeste where I and my family live.

We strongly urge the MPC to deny the above-referenced rezoning application when MPC staff considers the application in its Oct. 6 meeting, and when MPC Commissioners vote on Oct. 12.

I would appreciate receiving a reply from you to confirm that you have received this email.

Thanks and best regards,

Joseph T. & Kim M. Jaynes
10116 Tan Rara Dr.
Knoxville, TN 37922
865-675-1278
jtj@abacusarts.com
kjaynes@wilbursmith.com

Please keep the subject property zoned low density

Jim Williams

We request low deresidential property for MPC#10-p-06-RZ &10-B-06-SP Pipkin Property. Please consider our request.

Sincerely,

Dario & Annette Antonucci
10204 Loma Dr.
Knoxville, TN. 37922

Dear Mr. Pruitt,

As homeowners in the Weatherstone Subdivision off of Pipkin Lane, it has recently come to our attention that there is a proposed rezoning for the property directly behind our subdivision which would allow for apartments to be built on that property. We kindly urge you to recommend that this area not be rezoned.

Rezoning to allow for medium density would definitely not be in the best interest of current home owners in this area. My husband and I are among the Weatherstone residents who were drawn to this subdivision for its somewhat secluded and quiet nature and the proposed apartment buildings would be a very undesirable addition to this area. In addition the traffic load added to Pipkin Lane and Fox Road would be detrimental.

You may not be aware that the school bus stops for children in the Weatherstone neighborhood (and this neighborhood has lots of children) on Fox Road where it intersects with Pipkin Lane. In other words the children are already required to cross Fox Road to get onto the bus and the additional traffic which would be generated by rezoning the Pipkin Lane property would make riding the bus that much more dangerous for our children.

Please do not recommend this area for rezoning. We would welcome a developer building private homes, but apartments are just not appropriate for this area.

Thank you for your time.

Sincerely,
Robin Hoig
321 Laurel Ridge Lane
Knoxville, TN 37922

Hi Ken,

I strongly oppose the rezoning of Pipkin Lane and will be happy to voice that opinion at the meeting if I can leave work. I support the low density residential zoning that currently exists. Pipkin road is a tiny road and will be full when the current subdivisions are finished. We moved here for the fact that we wanted calm quiet roads with minimal people around. If we wanted to live near an apartment complex, we certainly would have never moved in here! I am very upset with this possibility. I will certainly be moving if this rezoning goes through. Its such a shame because we really like the feel of low-density living and lots of land in view. I would love to be contacted if need be.

Dr. Tisha Webb
Lot 129 Weather Stone Subdivision

Dear Mr.Pruitt:

I am writing in reference to the above rezoning proposal for property off of Pipkin Lane. I live in Weatherstone subdivision which would back up to this property in question. We are very opposed to this rezoning. We would like for it to stay low density residential along with all of the other subdivisions on Fox Road. The following are only a few reasons why this should not pass

- 1) Fox Road can barely accommodate the traffic that we have now. With the addition of Fox Creek and other subdivisions, the roads would have to be reworked to accommodate the flow and avoid accidents.
- 2) Also, Pipkin Lane would absolutely not be able to accommodate the flow of traffic for a 170 apartments (i.e. two cars per unit 340 cars).

Pipkin Lane would have to be reworked and accommodated for that amount of traffic.

3) Also, our property value would greatly be affected. I have never seen an apartment/subdivision combination with that many units provide a desirable place for people to live. We chose this area because we wanted a subdivision to raise our children, not a place that backs up to transients.

4) Also, our school bus picks our children up on Fox Road. How would you suppose we are suppose to know our children can safely cross the road if there are an additional 340 cars pulling out at Pipkin.

5) A. L. Lotts is overcrowded and cannot hold any additional students, how would your planning commission propose what should be done with the additional children this would generate for our school system.

I would appreciate your passing this along to any and all commissioners that have a vote on this, or if I need to do so, please let me know.

Thanks,
Janel Baker 539-9215

Dear Mr Pruitt,

We live in the Tan Rara subdivision off of Fox Road and wish to make it known that we strongly disagree with the rezoning application of Pipkin Lane property. We believe it should stay as it is at present a low density residential area.

Yours Sincerely,
Kathleen & Peter Cartledge.

Mr. Pruitt,

This is in regards to the rezoning application to develop the 14 acres on Pipkin Lane for the purpose of building 170 apartment units. (MPC#10-P-06-RZ & 10-B-06-SP Pipkin property). I understand this property is zoned for low density residential building. I request that you review this application. We, as residents of Tan Rara, ask that the zoning commission comply with the plan already in place -low density residential.

Thank you,
Peggy Filyaw
Tan Rara resident

Mr. Pruitt,

I appeal to you to recommend to the MPC Commissioners that the subject property remain zoned as Low Density Residential.

I strongly believe the addition of multi-story apartments on this property, in addition to the four new subdivisions under construction in this area, will certainly increase traffic flow to unsafe levels.

Thank you for your consideration of my concerns.

Respectively,
Bob Evans

The requested rezoning for development of the 14 acres on Pipkin Lane is totally inconsistent with the low density residential category that is designated on the Southwest Sector Plan for all the other subdivisions along Fox Road. There is significant value to remaining consistent within the same local area. Therefore I request that you deny the requested rezoning and keep the applicable zoning as it presently stands. Fox Road is quite narrow and cannot handle the increased vehicle load that 170 apartments would produce.

Thanks in advance for sticking to the MPC Southwest Sector Plan and keeping the present and preferred zoning as low density residential.

Respectfully submitted,

Joe Peterson
10309 Loma Drive in Tan Rara Oeste

.....
Joseph R. Peterson, PhD
Professor Emeritus
Department of Chemistry
University of Tennessee
Knoxville, TN 37996-1600
Phone: 865-974-3434
joepete@utk.edu

Dear Mr. Pruitt,

I am e-mailing to voice my opposition to the rezoning of the remaining 14 acres of the Pipkin property. This property is currently zoned as low density property, which is consistent with every subdivision along Fox Rd, and is part of the Southwest Sector Plan.

Rezoning to medium density would cause unnecessary traffic congestion, and reduce the appeal of this wonderful neighborhood.

I reside at 10124 Autumn Valley Lane, in the Weatherstone Subdivision.

Respectfully,
Robert W. Bennet
865-803-4218

Mr. Pruitt,

I am writing to ask that you recommend AGAINST rezoning. As a homeowner in this area, I would like to see LOW density residential neighborhoods only. The rezoning request is contrary to the SouthWest

Sector Plan, which states this area is designated for low density residential and is consistent with every subdivision along Fox Rd.

Respectfully,
Corey Webb
10238 Autumn Valley Lane
Knoxville, TN 37922

When is enough going to be enough!!!

Our schools cannot handle any more students. We are over capacity as it is. AL Lotts continues to add "trailers" as classrooms. My child should not have to sit in a trailer to get an education because the developers in this area continue to build homes, condos, and apartments that ARE NOT NEEDED!

Fox Road is becoming more and more traveled and is not a safe road to travel anymore. Cars and commercial trucks FLY up and down the road all day.

There are thousands of vacant apartments and hundreds upon hundreds of homes on the market to be sold. Why do we even need an apartment complex of this size!?!?!?

The developers are ruining our community!

GIVE ME A BREAK!!!!
Debbie McKinney

Mr Pruitt,

My name is John Standifer and I live with my family in Weatherstone subdivision. It is my understanding an application has been filed to rezone the last 14 acres on Pipkin Lane from low density to medium density residential. As you know, this is contrary to the Southwest sector plan which states this area should be consistent with other subdivisions along Fox Rd. I would like to request that this rezoning application be denied due to the existing sector plans in place and the fact that Pipkin Rd and the intersection connecting Pipkin to Fox Rd is nowhere close to being able to accommodate this additional traffic. I realize this property is desirable for development and I know it will eventually be developed. However, when this happens it does not need to be apartments. It is my hope that this application will be recommended to be denied at the Oct 6 meeting and there will be no reason for all of the affected subdivisions to attend the Oct 12 meeting.

Thank You

John Standifer
320 Laurel Ridge Ln
Knoxville, Tn 37922
690-9291

Mr. Pruitt:

We are writing to voice our opinion against the referenced rezoning request.

The rezoning is contrary to the Southwest Sector Plan, and we feel that if a large volume of medium density residential properties are added along Fox Road, the increasing traffic and school over-crowding issues will become worse than they already are.

Please consider this in making your decision.

Thank you.

Michael and Carol Lenzie
10229 Tan Rara Drive
Knoxville, TN 37914
865-966-4121

Ken, I have lived in Tan Rara on Fox Road for thirty five years and have seen the traffic surge in the past two years on Fox road. We understand that development is expected but the density should not be increased as is being ask for the ref. request. Your support of our position to oppose that requested change will be appreciated. Linden Gill, 10109 Tan Rara Drive, Knoxville, TN 37922

Dear Mr. Pruitt

I am a resident of the Weatherstone Subdivision on Pipkin Lane. Please keep the property North of our subdivision zoned as low density.

It is my understanding that the Southwest Sector Plan is designated for low density residential, and rezoning would be contrary to this plan and inconsistent not only with the Weatherstone development, but every other subdivision along Fox Road.

Your understanding will be greatly appreciated.

Sincerely,

Glenn Streno
VP Sales & Marketing
Airgas Mid-America
Eastern Region
865-898-5195

The rezoning is contrary to the Southwest Sector Plan, which states this area is designated for low density residential and is consistent with every subdivision along Fox Road.

We are very much opposed to rezoning. Fox Road is not adequate to carry the amount of traffic this proposed rezoning would generate.

Jay C. Derrick & Josephine Derrick
Tan Rara Oeste Homeowners

STONE & HINDS, P. C.

ATTORNEYS AT LAW

507 GAY STREET S.W. SUITE 700
KNOXVILLE TENNESSEE 37902-1502

HAROLD B. STONE‡
GEORGE F. LEGG*
MAURICE W. GERARD†
STEVEN D. LIPSEY
ERIC J. MORRISON

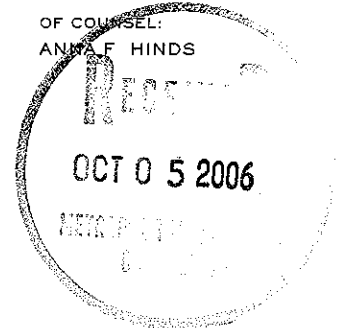
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October 5, 2006

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OF COUNSEL:
ANNA F. HINDS



* - ALSO LICENSED IN VIRGINIA
† - ALSO LICENSED IN PENNSYLVANIA & NEW JERSEY
‡ - SUPREME COURT RULE 31 MEDIATOR

Via Hand Delivery

Mr. Ken Pruitt, Assistant Manager
Knoxville - Knox County Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

Re: MPC # 10-P-06-RZ & 10-B-06-SP
Catherine Pipkin Property

Dear Mr. Pruitt:

My wife and I are residents of Tan Rara Oeste subdivision, which is near the proposed development referenced above. Like most homeowners, our house is our largest single investment. Our house is our home. We work hard to maintain and improve it.

Tan Rara is a terrific subdivision, with great families and homes. Our homeowner's association is dedicated to making our neighborhood better, with security patrols, landscaping and covenant enforcement. Tan Rara is more than a collection of houses.

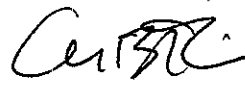
In recent months, we have seen nice developments near Tan Rara on or just off Fox Road. Mike Stevens has a nice development with Weatherstone. Scott Smith and Testerman are building nice, single family homes in the new Fox Run. On George Williams Road, just around the corner, the Woods at West Valley and a new Saddlebrook development are up and going.

However, the apartment development proposed for the Catherine Pipkin property is completely out of character for this area. It is also contrary to MPC's own Southwest Sector Plan, which calls for only low density development. Such a medium/high density development would also create safety issues with two to three hundred new cars (based on 170 apartment units) on Fox Road, trying to enter and exit onto Fox Road and ultimately onto a heavily congested Kingston Pike. Traffic entering Kingston Pike from Fox Road must also enter without benefit of a traffic light or divert onto Capital Drive which is not designed to handle that much traffic off Fox Road.

My wife and I respectfully ask that MPC recommend denial of the apartment developers rezoning request. Thank you for your time.

Sincerely,

STONE & HINDS, P. C.

By 
Chadwick B. Tindell

CBT:mrr