

From: Victoria DeFreese <victorialynndefreese@hotmail.com>
To: <snjventures@comcast.net>, <avc524@aol.com>, <rebeccalongmire@hotmail.com>, <khenry@site-incorporated.com>, <bartcarey@comcast.net>, <grafhomes@aol.com>, <tbenefield@benefieldrichters.com>, <makane1@bellsouth.net>, <md4ktn2u@aol.com>, <anders@holstongases.com>, <rayknoxmpc@aol.com>, <rany@masseyelectric.com>, <mark.donaldson@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>
Date: 12/11/2007 8:00:53 AM
Subject: re: Wells Creek Development

Dear MPC Staff and Commissioners,

I understand that property owners have many rights. We all have a stake in the community in which we live or in which we invest. This South Knox Community was very involved in creating the South Knox County Sector Plan. The property owners here wanted guided growth with consideration to traffic, schools, and the environment. We were involved in that planning process and made a plan. I understand plans can be fluid. However, it should follow the character and original intent.

This spot zoning that is being recommended and passed by MPC concerning the Wells Creek Development is alarming to me on several levels. First, MPC was a "responsible party" designated to further protect John Sevier Highway's status as a Scenic Highway. In fact, MPC was supposed to petition the state for even more stringent restrictions by applying for National By-Way status. When the public left the table after working on the Sector Plan -- that was your assignment. Your approval of this Apartment Complex is contrary to the agreement that MPC made with the community on the Sector Plan.

Second, this proposed zoning would add traffic and turning movements to this section of Gov. John Sevier Highway that has no traffic light. We have fatalities on John Sevier Highway too frequently now. Just yesterday, another 18 year old boy was killed on that road.

Third, this development does not occur at the intersection of two major roads. The letter to MPC from Victor Jernigan indicates that he is making agreements to purchase property between W Dick Ford, Tipton Station, Winkle, and John Sevier Highway. Obviously, he has bigger plans for this large section of property in South Knoxville. The infrastructure that we currently have will not support the development that he is already rezoning on a piece meal basis.

Fourth, our schools are filled to their maximum capacity now. An apartment complex would only add to our woes. Condominiums, his original plan, would not tax the school system nearly as much.

Fifth, we feel that Victor has been deceptive to this community. He proposes a condominium development. Then he changes plans midstream to an apartment complex and initiates a zoning change and an amendment to the South Knox County Sector Plan for 17 acres. Now, a month later, we find that he is adding additional acreage to the zoning change and an amendment to the South Knox County Sector Plan AGAIN. This additional property will allow COMMERCIAL ZONING for 2 acres! That is TOTALLY against the South Knox County Sector

Plan.

Was involving the public on the Sector Plan all charades & smoke and mirrors to make the community feel involved? Then the 10 years between sitting at the table and reviewing the plan with residents-- it is an opportunity for MPC and Developers to make deals that deviate from the community's vision? I am most disappointed with MPC's actions already on this project.

I plead with you to vote NO on the amendment to the South Knox County Sector Plan and vote NO to any change in zonings for the Wells Creek Development.

PS -- Should any of you have a conflict of interest on this project, I STRONGLY recommend for you to abstain for voting and indicate why you are abstaining from voting on this issue. We have already forced Knox County Commission to follow this ethical procedure -- I do believe that the Metropolitan Planning Commission should also follow this ethical procedure.

Most Sincerely,

Victoria DeFreese
2921 Tipton Station Road
Knoxville, TN 37920
(865) 577-7045

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CC: <beawaters@comcast.net>, Carson Dailey <carsondailey@hotmail.com>, ConnieHughes <hugheschj@hotmail.com>, Diane Humphreys-Barlow <humphreysbarlow@gmail.com>, <djk@utk.edu>, <dykes_robert@bellsouth.net>, Elaine Walker <ebwalker66@comcast.net>, "LEZLIE_RANEY@TEAMHEALTH.COM" <lezzie_raney@teamhealth.com>, Lisa Fall <fallinknox@yahoo.com>, LisaJerrollds <psalm14602@comcast.net>, <louann2001@hotmail.com>, Marci Ailor <mlagtn@aol.com>, Mark Mugford <marksidea@aol.com>, Mike Brown <brownm55@comcast.net>, <pkpasc@comcast.net>, <rep.jamie.hagood@legislature.state.tn.us>, rick laney <riklan@aol.com>, "Rteromans@aol.com" <rteromans@aol.com>, Russ & Carol Linger <rlinger185@aol.com>, "SCOTTYSIR@COMCAST.NET" <scottysir@comcast.net>

From: lizabeth mullins <mullins8172@yahoo.com>
To: <ken.pruitt@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <mark.donaldson@knoxmpc.org>, <RANY@MASSEYELECTRIC.com>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <md4ktn2u@aol.com>, <makane1@bellsouth.net>, <tbenefield@benefieldrichters.com>, <grafhomes@aol.com>, <bartcarey@comcast.net0>, <khenry@site-incorporated.com>, <rebeccalongmire@hotmail.com>, <avc524@aol.com>, <snjventures@comcast.net>
Date: 12/11/2007 8:36:52 AM
Subject: Low Density Residentil in South Knox

MPC,

Why do you think South Knox area needs a Low Density Residential? Why did the gentleman change his mind? More money in his pocket? What about the schools in the area and kids? Or have you even thought about them. We will have problems with busing, safety for high school track team, catching the bus. With that many extra kids our schools they will become OVER CROWED and kids will not feel safe.

What about the high school? The high school track team runs down that part of John Sevier when the weather is warmer. More traffic, more congestion's, more accidents.

What about bus system? School board is already fussing about the cost to bus our kids to and from. While some buses are over crowed to where it is standing room only while others are empty. The area buses will be so over crowed that we will need more buses and that will cost more money from the school board to send kids to and from school. Also Knox county has a shortage of bus drivers, that is more money that will be taken out of our already TIGHT SCHOOL BUDGET.

What about kids crossing the high way to catch the bus? Can you afford to have an accident like what happen in Oak Ridge when a middle school girl was hit while crossing the road leaving school? Is the MPC going to pay for the highway to be painted with school crossing areas, school crossing sign and bus stops signs? I don't see how with the Knox county budget tight as it is.

Children's safety and learning should be more important then anyone bottom line or "putting money in someones packets." Take this from some one who have lived and sent her kid to an over crowed school. We lived near in the Projects in Western Heights area. My son was so scared of going to school cause the teachers would not help with school work, they were too busy fighting and fussing with the troubled kids that my son started to fail school. This went on until my son tried to kill himself in elementary school. What is wrong with that?

I had an exchange student that went to a Knox area school. She was raped and nothing happened to the kids. I had to stop being an exchange mom cause I could not force my self to send a kid to a school that would not protect my kids. How could I have an exchange kids come to America and could not guarantee her parents that she would be safe in school, if I did not feel safe walking in the building to get her.

I moved out south to keep my son and exchanges students safe. Bonny Kate and South Dolye has it faults but one thing is for sure if your kids is having problems the teacher will listen and help or find someone that will help. My sons grades have improved and I am able to be an

exchange parent once again and feel good about sending her to school.

Please stop and think about these very IMPORTANT areas: busing, child safety, and our kids learning instead of someone bottom line and money.

Thanks you
Mullins family
Robert, Lizabeth, Timothy, Mandy(Germany exchange)

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From: "Clara Hagaman" <cless@ntown.net>
To: <kenpruitt@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <mark.donaldson@knoxmpc.org>, <rany@masseyelectric.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <Rayknoxmpc@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <makane1@bellsouth.net>, <rebeccalongmire@hotmail.com>
Date: 12/11/2007 11:22:57 PM
Subject: Wells Creek Meeting December 13, 2005, 1:30 p.m. -VOTE NO

VOTE NO TO THIS PROPOSAL TO THE SOUTH SECTOR PLAN AT THE CORNER OF GOVERNOR JOHN SEVIER HIGHWAY AND WINKLE LANE ON DECEMBER 13, 2007. READ ON PLEASE:

On November 8, 2007 you approved by a vote 9-4 to change the South Sector plan to allow another rezoning Medium Density Residential/Planned Residential for up to 12 du/ac. You have ruined our community by voting yes on November 8.

If you vote yes on December 13, 2007 you will ruin the area more. If you VOTE NO you are helping our area.

Mr. Jernigan, the developer, has a 'sales pitch' as well as others that is connected with this development and has NO COMMON SENSE OR RESPECT FOR KNOX COUNTY. I have heard his 'pitch' and it is no good for the community-reasons to numerous to name in this e-mail so USE YOUR COMMON SENSE.

YOU, ON THE STAFF OF MPC AND MPC COMMISSIONERS, PLEASE LISTEN TO THE CITIZENS OF KNOX COUNTY AND VOTE NO. I am a handicap person and at this time I don't know that I will be able to use my walker and walk to the City-County Bldg. to stand up and be accounted for to support my area so please take these letters and e-mails into consideration as there are a lot of us.

I have lived in South Knoxville all my life and my parents had rental property and after their death, I acquired the property. I personally know all the downside of rental property and what people will do and not do, and it is NO GOOD.

SO VOTE NO TO THIS ON DECEMBER 13, 2007

Clara Hagaman

CC: <scottysir@comcast.net>, "Carson Dailey" <carsondailey@hotmail.com>

From: "Diane Humphreys-Barlow" <humphreysbarlow@gmail.com>
To: <snjventures@comcast.net>, <avc524@aol.com>, <rebeccalongmire@hotmail.com>, <khenry@site-incorporated.com>, <bartcarey@comcast.net>, <grafhomes@aol.com>, <tbenefield@benefieldrichters.com>, <makane1@bellsouth.net>, <md4ktn2u@aol.com>, <anders@holstongases.com>, <rayknoxmpc@aol.com>, <rany@masseyelectric.com>, <mark.donaldson@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>
Date: 12/12/2007 9:29:57 PM
Subject: Wells Creek Development

Dear Metropolitan Planning Commissioner,

I write again to ask you to refuse your approval for the amendment to the South Knox County sector plan and also to refuse your approval for rezoning for Well Creek Development on additional properties acquired by Victor Jernigan. Mr. Jernigan's proposal for 250 apartments will increase the already heavy traffic on John Sevier Hwy. This is currently a dangerous highway During rush hour in the morning and evening, the lines of cars at the light at Martin Mill Pike and for the left turn onto Alcoa Highway can exceed 20 to 30 cars.

Bonny Kate Elementary School is overflowing with students. Portable buildings to handle its current population have been ordered.

John Sevier Highway is designated as a Scenic Highway by the state of Tennessee. What does that mean?

Mr. Jernigan continues to expand his ownership to adjacent properties. What is he up to?

Perhaps South Knoxville needs more multi-family dwellings. The sector plan calls for that closer to Chapman Highway. The citizens are not against apartments but want the apartments located where streets can accommodate the increased traffic.

Please listen to the voice of the surrounding community which unanimously opposes this development.

Thank you,

Diane Humphreys-Barlow