

▶ **FILE #:** 12-K-06-RZ (REVISED) **AGENDA ITEM #:** 57

POSTPONEMENT(S): 12/14/2006 **AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** VICTOR JERNIGAN

OWNER(S): COLONIAL LAND DEV LLC

TAX ID NUMBER: 121 O C 9,9.01,9.01-9.05 10, 10.01-10.05

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side Craig Rd., northwest side S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 5.21 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Colonial Forest Lane to Craig Rd., a local street, and S. Northshore Dr. a minor arterial street. These rights-of-way include two lane cross sections with 20' and 26' pavement widths respectively.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** One dwelling and vacant land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 5.99 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property to the northeast has been zoned PR at 5 du/ac. for years.

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 Residential

South: S. Northshore Dr. and residences / R-1 Residential

East: Residence and townhouses / R-1 and RP-1 Residential

West: Craig Rd., and residences / R-1 Residential

NEIGHBORHOOD CONTEXT: This site is within an area of established single family and townhouse development that extends along S. Northshore Dr. within R-1 and RP-1 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE RP-1 (Planned Residential) zoning**  
**APPROVE a density up to 3 du/ac. Applicant requests 5 .99 du/ac.**

RP-1 zoning at up to 3 du/ac. is consistent with surrounding residential development and zoning that includes single family housing , duplexes and townhouses within R-1 and RP-1 zones. The sector plan and One Year Plan propose low density residential uses for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
2. RP-1 zoning up to 3 du/ac is compatible with the scale and intensity of the surrounding development and

zoning pattern.

3. RP-1 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

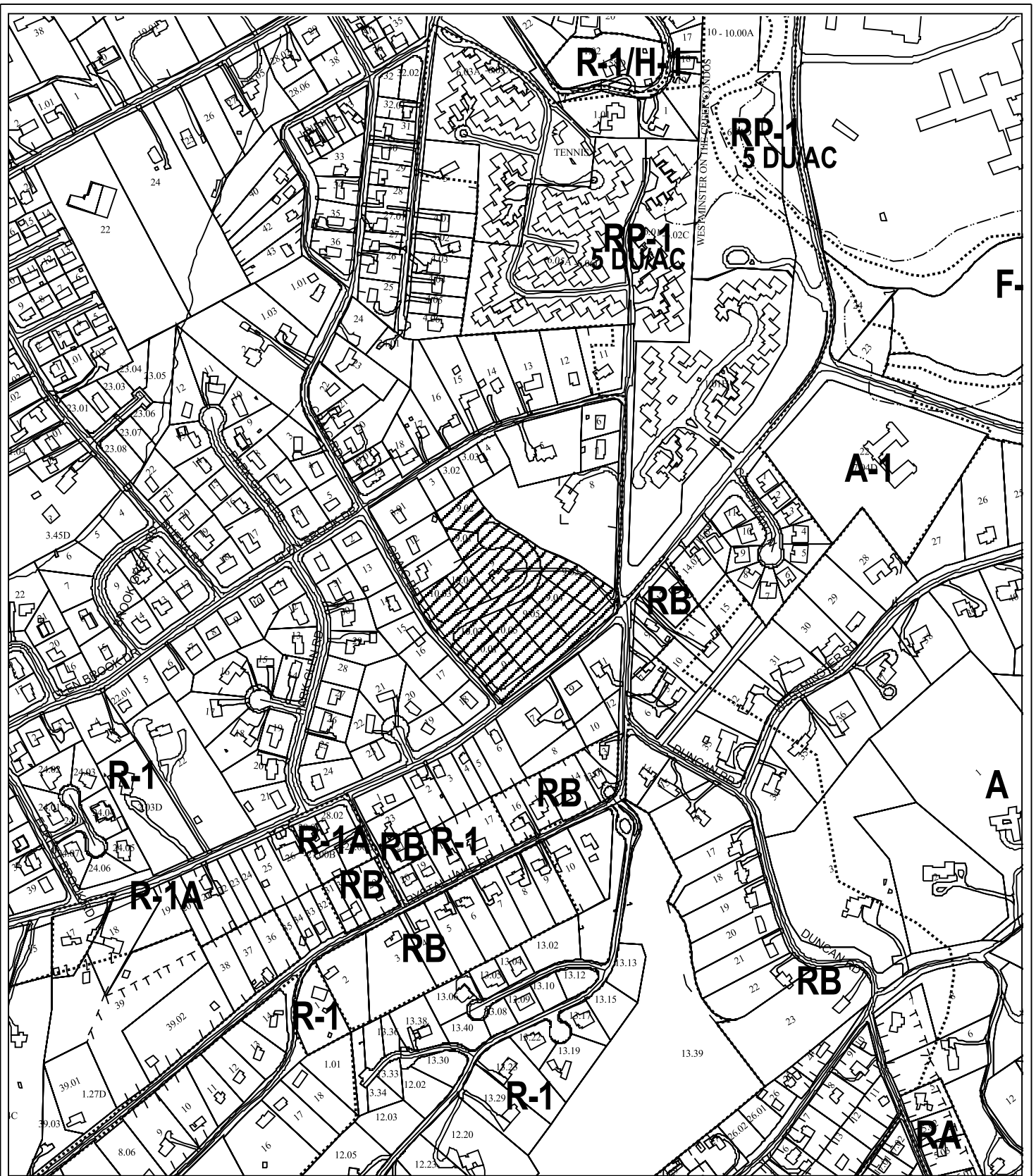
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 31 dwelling units could be proposed on the subject property. The maximum development of dwellings would add approximately 310 vehicle trips per day to the street system and about 3 children under the age of 18 to the school system. The staff recommended maximum density of 16 units would generate 160 vehicle trips, and 1 or 2 children under the age of 18.
3. The proposal is compatible with the surrounding zoning, 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 West City Sector Plan proposes low density residential uses and slope protection for the site; however, the site has been recontoured for a single family subdivision since the slope protection area was noted. PR zoning is consistent with the plan proposal.
2. The site is located within the Urban Growth Area (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR on other undeveloped property in this area in the future which is 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 may also be required at this stage, if deemed necessary by Knoxville City Engineering and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-K-06-RZ  
REZONING**

Petitioner: Victor Jernigan

Map No: 121

Jurisdiction: City



From: R-1 (Low Density Residential)

To: RP-1 (Planned Residential)

Original Print Date: 11/20/06

Revised:

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



Issues Related to Rezoning Request at Craig Road and Northshore DriveGENERAL

Subject property is approximately 6+ acres, and has one driveway access to Craig Road, a local street.

Subject property has a depressed area, which may be a sinkhole, on the south (Northshore Drive) side of property. The depressed area appears to be unstable, and unsuitable for residential or other construction. The net result of that is that the proposed 30+ units will be built on 4 to 5 acres.

The average lot size of houses on Craig Road is approximately 0.6 acres.

The addition of the proposed development would add 30+ attached housing units, almost doubling the number of units presently located on Craig Road. There are presently no attached housing units located on Craig Road.

All dwelling units on Craig Road are single family detached houses, with the average tenure of residents in excess of 20 years.

Similarly situated properties in the area have been developed with single family detached housing units.

The target market for the proposed development is 20 to 30 percent below the average housing value on Craig Road and the surrounding area, and 40 percent below the most recent single family housing sales on Craig Road.

TRAFFIC

There are three roads in west Knox County which connect Westland Drive and Northshore Drive. They are Ebenezer Road, a five lane section; Morrell Road, a two lane section between Northshore and Westland, and a five lane section between Westland and Kingston Pike; and Craig Road, a local street serving a single family detached residential neighborhood.

The proposed development would add approximately 180 to 300 trips per day to Craig Road, with most of that traffic using Craig Road as an access to Westland Drive.

All other properties which have developed as attached dwelling units in the area of Northshore Drive and Westland Drive have direct access to either Westland Drive or Northshore Drive.

Craig Road is used as the most direct access to Westland Drive by most Forest Brook residents.

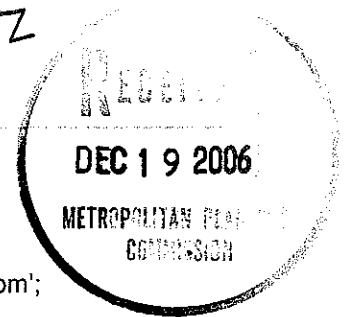
The intersection of Northshore Drive and Craig Road has a vertical curve at the intersection, and the sight distance is impaired by the relative elevation differences and the horizontal curve of Northshore Drive in the area.

The traffic volumes on Northshore Drive during the a.m. and p.m. peak periods effectively prohibit left turns from Craig Road onto Northshore Drive.

Carol Moore

*Mr. Johnson*

*12-K-06-RZ*



**From:** Carol Moore  
**Sent:** Friday, December 15, 2006 10:20 AM  
**To:** 'Carol Moore'; 'RANDY@MASSEYELECTRIC.COM'; 'Rayknoxmpc@aol.com'; 'anders@holstongases.com'; 'benefield@benefieldrichters.com'; 'avc524@aol.com'; 'md4ktn2u@aol.com'; 'grafhomes@aol.com'; 'khenry@site-incorporated.com'; '546stan@comcast.net'; 'chestermpc@webtv.net'; 'rebeccalongmire@hotmail.com'; 'rpelot3@aol.com'  
**Cc:** 'Ken Pruitt'; 'Buz Johnson'; 'mark donaldson@knoxmpc.org'; 'Dan Kelly'  
**Subject:** Postponement of Craig Road Rezoning

Dear Metropolitan Planning Commissioners:

I (along with many of my neighbors) attended the MPC meeting on December 14<sup>th</sup> (yesterday).

I know that sometimes the commissioners must feel they are in a thankless position and I appreciate you volunteering your time to serve. I would respectfully like to ask you to find time to consider the following.

**Sixty (60) days from now, when you consider the Craig Road rezoning that was postponed yesterday, please remember the following actions taken by the commission yesterday.**

In the MPC meeting yesterday, just a few moments before you granted a postponement on the Craig Road rezoning fight, I believe you granted approval for eighty (80)! additional condos just about a quarter or half mile west on Northshore from Craig Road.

If there is a traffic study done on Craig Road in the next 60 days, those 80 new condos that will be built will not yet be counted in that traffic study ... **THEY SHOULD BE!**

The approval you granted yesterday for 80 condominiums in R1-A zoning is on property located three blocks west of the Craig Road / Northshore Drive intersection, and represents an additional 800 trips per day entering and exiting Northshore Drive at that point. Those 800 trips, in addition to the 300 trips per day proposed at Craig Road, will add 1100 trips per day in one three-block section of two-lane Northshore Drive.

While those 80 new condos that you approved on Northshore Drive yesterday are not directly **in** our neighborhood, they will (**as will the proposed Craig Road rezoning request**), directly **affect** our neighborhood. Those 80 new households will now be added to the traffic in our neighborhood as they cut through Forest Brook Road, Craig Road, Glen Brook, Park Glen, Buena, etc. to miss the growing traffic at Rocky Hill and traffic at Northshore/Lyons View/Westland Drive.

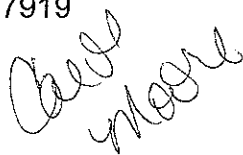
I would appreciate you focusing on the **unique character** of the Craig Road/Forest Brook neighborhood, the inability to handle an increase in traffic, and that **OUR NEIGHBORHOOD IS AN ENDANGERED SPECIES IN KNOXVILLE!**

You understand your role as commissioner much better than I, but as I understand it, the role of the planning commission is to make an informed recommendation to the council. The kinds of information you consider include familiarity with the unique characteristics of neighborhoods, understanding of comprehensive plan policies (including those about neighborhood preservation), and awareness of the potential impacts of a zoning change on the surrounding existing neighborhood. MPC is tasked with giving a hearing to the adjoining residents and weigh the residents' knowledge of conditions in the neighborhood along with the information furnished by the applicant and staff.

I don't know all the neighborhood preservation policies but they probably say things about preserving the character of a neighborhood, consistent scale of buildings, density of population, not overburdening existing infrastructure such as roads, schools, drainage, storm sewers and sanitary sewers. The proposed rezoning request on Craig Road would NOT meet any of those criteria in our precious, single-family resident neighborhood.

**PLEASE DO NOT GRANT THE CURRENT REQUEST FOR REZONING ON CRAIG ROAD!**

Carol Moore  
1101 Craig Road  
Knoxville, TN 37919  
584-0344  
588-7736  
660-2620



**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/7/2006 10:55:43 AM  
**Subject:** Fwd: Craig Road Traffic/Rezoning

Another one.

>>> "Sherry Wallace Barry" <[sherrywb@coldwellbanker.com](mailto:sherrywb@coldwellbanker.com)> 12/7/2006 10:10 AM >>>

Hi Buz,

It's Sherry (from Westminster). I purchased a home at 1212 Craig Road in September 2004. As you may remember, I am a former resident of Forest Brook, also, and as a second-time resident I find the neighborhood as wonderful as it has always been.

My home is situated on the almost-90-degree curve, on Craig. I have had extensive landscaping done in the last two years, and am often working in the yard. I have experienced an incredibly high volume of traffic on Craig, not only automobiles, but very large construction trucks. Most all of the traffic travels at a very high speed for a residential street. **There was a Rinker cement truck that blew past me yesterday, going from Westland to Northshore/Craig, that had to have been going 50-55 mph.** As I was very near the street blowing leaves, I did not hear the approaching truck but was truly frightened when it passed by at such a high speed. Had I stepped out of my yard, I truly would have been flattened.

As you know from working with me at Westminster, I do not tend to overexaggerate or be an alarmist. So, I hope you will take my comments in serious consideration. Craig Road is a cut-through for all who want to avoid the traffic jam at Westland/Northshore/Lyons View. It is a cut-thru for construction trucks working at the Burkhart's former property at Craig/Northshore as well as other construction trucks going elsewhere. One day, while working in my landscaping bed near the street, I counted over 10 construction trucks in less than 60 minutes. Besides the fact that there are so many young couples walking babies, older folks walking dogs, and generally just folks trying to live in a quiet neighborhood, I would think the pavement was not build to handle such heavy constructon trucks, loaded with cement or other heavy construction equipment. We cannot stop the cut-thru traffic, but I feel something must be done to stop the **speeding**, whether with a speed bump, or whatever.

**My point and plea is this: To add more construction/density to an already distressed neighborhood street would be inconsiderate, dangerous, and quite disrespectful for those of us who try to enjoy and maintain a respectable neighborhood. I hope you will consider, on December 14, 2006, denial of the change from R-1 to RP-1 of the six (6) acres of the property located at the south end of Craig Road at its intersection with Northshore Drive.**

Thanks so much for the wonderful job you continue to do. Being in real estate has taught me a tremendous respect for those who serve Knoxville so well. Your work is constant and tedious and I applaud you for the years of service you have given to our city.

Happy Holidays to you and your family.

Sherry Wallace Barry

(865) 414-8538 verizon cell

Sherry Wallace Barry-- "Selling Homes in My Home Town!"--



**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/7/2006 3:05:43 PM  
**Subject:** Fwd: Rezoning of Craig Rd. and Northshore

One more

>>> "Whitfield Bailey" <wbailey@volunteerlumber.com> 12/7/2006 2:51 PM >>>  
Buz and Ken - My name is Whitfield Bailey and I live at 1121 Criag Rd. and have lived there for the past 6 and 1/2 years. I, along with several other people that reside on Craig Rd., am adamantly against the proposed change of zoning from R-1 to RP-1 for several reasons. The first being the increase in traffic and number of cars that would be driving on Craig daily. Craig Rd. is a neighborhood road and the addition of 30 living units would increase traffic dramatically. People walk on Craig everyday and with the increase in traffic it would become much more dangerous to walk along Craig. Another reason is that most every house on Craig is on a lot of at least half an acre and all are individually owned single homes. If this zoning passed there would be the equivalent of homes on a lot size of .15 acres which takes away from the neighborhood aesthetics. Please consider this in the meeting on December 14th. I will be attending the meeting.

Thank you,

Whitfield Bailey  
Volunteer Lumber Sales  
P.O. Box 10593  
Knoxville, TN 37939  
Phone: (865) 588-8154  
Fax: (865) 584-1081

## Rezoning 12-K-06-RZ

>>> Bart Russell <[BARussell3@xmat.com](mailto:BARussell3@xmat.com)> 12/7/2006 4:35 PM >>>  
Mr. Johnson,

I understand that there is a request for rezoning at the corner of Northshore and Craig Rd. I live in the Forest Brook area and wanted to let you know that I am STRONGLY AGAINST this request. Please vote no.

Regards,

Bart Russell  
Vice President  
Exterior Materials, Inc.  
Knoxville Sales Office  
4708 Middle Creek Lane  
Knoxville, TN 37921  
Ph 865-558-6380  
Fx 865-909-9911

>>> "Carol Moore" <[Clmoore@geoe.com](mailto:Clmoore@geoe.com)> 12/8/2006 7:12 AM >>>  
Hi,

FYI: I came across the article below about the developer Victor Jernigan who wants to build the condos at the end of Craig Road. He was going to buy a historic home in North Knoxville and turn it into a triplex rental property.

After Don met with Victor recently, he learned he proposes to build lower priced condos than the value of our neighborhood. Along with the serious traffic issues, I don't want housing that is not in keeping with the single family zoning and our neighborhood's square footage price.

By the way, the new spec house that was built right across the street behind me on Milam Circle just sold for full asking price of \$490,000.

A developer could build very nice quality, large single family residents on the property at the end of Craig Road and sell them for an excellent price.

Also, recently, (three blocks away from my house) didn't the developer who was trying to build several million dollar single family residents right across the street from the Westmoreland waterwheel get turned down and have to lower the density because it was not in the character of the Westmoreland neighborhood. This is a much worse situation in our neighborhood. Attached condos do not fit into the character of our single family neighborhood!

Info I came across:

Preservation rules vex developer:  
Materials cost more under guidelines  
By Ed Marcum, News-Sentinel staff writer  
June 19, 2002

Historic preservation can help save neighborhoods, but it can raise some obstacles against affordable housing as well, a local developer has learned.

Victor Jernigan is rehabilitating a two-story house  [<http://www.oldnorthknoxville.org/neighborhood%20pics/triplex.jpg>](http://www.oldnorthknoxville.org/neighborhood%20pics/triplex.jpg) on Thompson Place in Old North Knoxville, which is designated as one of Knoxville's historic districts. Jernigan's intention was to turn the house into a triplex, but he said the extra costs of finishing the house to meet historic district guidelines have caused him to change his plans. "I bought it as rental property, but we'll have to finish it as a single-family home with about a \$200,000\* sale price," he said.

Jernigan said this is because many of the materials he wanted to use in the renovation were not allowed under the design guidelines adopted when historic overlay zoning was put in place in Old North Knoxville. Under that zoning, anyone wanting to make an exterior change to a building drastic enough to require a building permit must get plans approved by the Knoxville Historic Zoning Commission.

Jernigan took his proposal to the board in January and started running into obstacles, he said. The wood siding on the house was rotted, and Jernigan wanted to replace it with a type of fiber cement siding called hardy plank. This material would be molded to look like the planks covering the house but would last longer and require less maintenance, he said.

However, the design guidelines called for wood siding, so that's what the board told him to use. Jernigan said. This will cost \$17,000 to do the house, compared to \$12,000 to \$14,000 with hardy plank, Jernigan said.

He had also wanted to replace the damaged cornices on five porch columns with ones that were similar to those on a house across the street. These would cost \$200 each, but the board directed him to get cornices just like the ones he was replacing. Jernigan said these cost about \$700 each.

"I don't have a problem with historic preservation," Jernigan said. "I understand why people want to live in a historic neighborhood and how this can increase the value of property in a neighborhood." However, he said the guidelines governing construction and renovation need more flexibility. It should be possible for a person to rehabilitate a property so that, even though it might not meet strict historic standards, it would still be in keeping with the neighborhood, and would provide affordable housing.

Tomica Miller, president of Old North Knoxville Inc., along with her husband, Dave Whaley, agree the guidelines could make it more difficult to rehabilitate a home for rental property in the neighborhood, but say there are plenty of rental properties in Old North Knoxville, so it isn't impossible. It depends on how ambitious the landlord's plans are, Whaley said. "There is a big different between restoration and renovation," Whaley said.

Ann Bennett, Metropolitan Planning Commission planner in charge of historic preservation, serves as an adviser to the historic zoning commission. She said historic guidelines do not necessarily keep someone from restoring a house for rent, because most of the work to be done

would be to the interior of the house, and historic guidelines deal only with its exterior. "Plumbing, electrical, interior walls - none of those things are covered under historic overlay zoning," Bennett said. In fact, nothing in the guidelines would require Jernigan to do anything to the house if he didn't want to, she said. He could leave the exterior just as it is and not even have to appear before the board. "I have seen occasionally here and in Memphis where changes someone wanted to make did increase the cost of rehabbing that building, but the emphasis here is on the phrase 'changes that someone wanted to make.' Historic zoning is never retroactive. It accepts whatever exists at the time of (the zoning) designation," Bennett said.

However, the siding on the house had to be replaced, Jernigan said. Besides, he doesn't want to leave it in the shabby shape it's in now. He said he wants to turn it into an attractive house again. "In its day, it was a grand house, and when we restore it, it will be a grand house," Jernigan said.

Some planners do see difficulties in developing affordable housing under historic zoning. During the 2000 American Planning Association National Planning Conference, planners involved with some groups that provide affordable housing submitted an abstract dealing in part with this problem. One of these groups was Primavera Builders, a nonprofit affordable housing agency that took on the task of rehabilitating a half-block in Tucson, Ariz., into homes for first-time buyers. Calling it the South Tenth Avenue Adobe Project, the agency restored five homes and built five others, all of them blending well with the neighborhood and selling for \$67,400 each. However they averaged \$123,500 each to build, and Primavera relied heavily on federal funds and money from private foundations to complete the project. The full report can be found on the Web at <http://www.asu.edu/caed/proceedings00/CHATFIE/chatfie.htm> .

Miller said she can understand why those doing a rental project under historic zoning guidelines might have problems, but people need to understand why the guidelines are necessary. "The design guidelines are put in place to keep the historical aspect of the neighborhood," she said. They are the reason many people wish to live in Old North Knoxville, Miller continued. They are a recognition that whoever buys one of the homes owes something to history as well as to the bank, Whaley added. "We are just up-keeping these houses. They will be here long after we are gone," he said.

\* Asking price on the house as of July 11 is \$235,000.

**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/8/2006 2:28:56 PM  
**Subject:** Fwd: Development on Craig road

This one may have to go in the commissioner's folders

>>> "Bill Wiesehuegel" <bwiese@shaferinsurance.com> 12/8/2006 2:35 PM >>>  
Hi Buzz:

Renee and I will attend the upcoming meeting addressing our concerns with the additional traffic on Craig Road if the potential development on Craig & Northshore is approved. We use Craig Road to access Westland Drive as our main entrance and exit to our Forest Brook neighborhood, as do many of our neighbors. The reason we use Westland Drive is that any approach to Northshore Drive is much more dangerous. Forest Brook Road at Northshore has a partially blind hill - bad enough that we forbade our children to use that entrance to our subdivision. Park Glen also has overhanging bushes and a very short view of Northshore where the cars are approaching at 45 - 50 mph. So.....we use Craig Road to Westland Drive to get to the interstate, Kingston Pike, etc.

Our opposition with the number of units that are proposed is that they would be using the only safe route from our neighborhood. With many more vehicles using an already pressured situation, it would force us to make traffic choices that are not as safe (e.g. exiting to Northshore Drive). If you review the area between 7:30 am, and 8:15 am you can see the stop and go traffic, the lines, the unsafe present conditions .....before adding the number of units being discussed.

My appeal is for safety and not just my convenience.

Thanks for your attention.

Bill Wiesehuegel

1228 Forest Brook Rd

Knoxville, TN 37919 584-1956

**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/11/2006 8:38:12 AM  
**Subject:** Fwd: Craig Road Rezoning

Another one.

>>> "Smith IV, Fred" <Fred.Smith\_IV@hrh.com> 12/9/2006 10:25 AM >>>  
Hi Buz,

My wife Allison and I have lived at 1219 Craig Road for the past 5 years. We moved here from Colorado where we had been attending college. I actually grew up in Knoxville and lived on Glenbrook Circle in Forrest Brook for about 10 years as a kid, so when we moved back to Knoxville I knew that Forrest Brook was the only place that I would want to start a family.

We are very concerned about the possible rezoning of our street to allow for the multi-unit development at the intersection of Craig and Northshore. One of my concerns is that this will change what I believe to be one of Knoxville's greatest single family neighborhoods remaining. The value of all of our properties will be reduced by these units.

Another concern is the traffic that already has risen to a dangerous level on our street. Countless cars and trucks use Craig Road as a cut-through from Westland to Northshore, and without any speed bumps or stop signs to slow the traffic, it can get quite dangerous to walk dogs or kids.

It is a shame to see what some developers are doing to small pieces of property in Knoxville just to maximize their profits, but I never thought we would be faced with that issue in our own neighborhood. My wife and I plan to attend the meeting this Sunday as well as the hearing on Thursday at the city county building and we sincerely hope that you will deny the change from R-1 to RP-1 on Thursday.

Thank you for your continued service to our community and for allowing us to voice our opinions.

Best Regards,  
Fred Smith

1219 Craig Rd.

**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/8/2006 4:17:12 PM  
**Subject:** Fwd: Craig Road

One more.

>>> "Renee" <renee\_wpc@comcast.net> 12/8/2006 4:02 PM >>>

Yesterday I discovered that there is a possibility of condos being built along Craig Road at Northshore. I am very, VERY concerned with this issue because of several factors:

- 1.. The increased traffic on Craig Road will create lots of stress and overflow. I live at 1228 Forest Brook Road and pulling out at Forest Brook at Northshore is not an option in my opinion. I've witnessed some horrible accidents at that intersection. Because it is on a curve, you are taking a huge chance at pulling out there. It leaves the option of Park Glen (but the multi house dwelling across the street and the daycare make it a very busy street to pull out from). This leaves Craig Road which is still really not a good road because they have a Yield sign at Duncan that people take advantage of and wrecks and near misses happen there all the time. The fast traffic on Northshore makes it almost impossible to safely pull out of there.
- 2.. Lots of people already use Craig as a cut-through when the traffic is backed up on Westland. I can't imagine what this multi-dwelling complex would do.
- 3.. The value of our homes in Forest Brook will also be negatively affected by this construction. I hope you take my request into consideration.

Renee Wiesehuegel  
Office Manager / Bookkeeper  
Westminster Presbyterian Church  
Phone: 865-584-3957 ext 10  
Fax: 865-584-8840

**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/11/2006 12:58:14 PM  
**Subject:** Fwd: rezoning northeast side Craig Rd., northwest side S. Northshore Dr.

One more.

>>> "Richard Smith" <ras@dean-smith.net> 12/11/2006 12:53 PM >>>  
Dear Sirs,

I am a 25 year long resident of this neighborhood. I grew up at 1312 Craig Rd. one property from the subject property. I currently live at 6820 Glenbrook Dr. I have a copy of your Rezoning Report and would like to point out an error on this report. Under "Accessibility" the property is accessed from Craig Rd. solely and cannot be accessed from Northshore under current regulations. I have met with the developer and the proposed development is not in keeping with the neighborhood. 750-850 square foot condo's are not found anywhere in this neighborhood. I do not believe that this is a viable plan and will only further compound a problem that was allowed to be developed on this property in the first place. Do Not allow the developer to shrug off his bad decisions on the shoulders of those who live quietly around this property and will have to live with the effects for years to come.

Richard A. Smith  
Dean-Smith Realty  
412 Northshore Dr.  
Knoxville, TN 37919  
Office: 865-588-5000  
Cell: 865-384-1696  
[RAS@Dean-Smith.net](mailto:RAS@Dean-Smith.net)



**From:** "Carol Moore" <Clmoore@geoe.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 12/12/2006 9:31:08 AM  
**Subject:** Craig Road Rezoning -- PLEASE DO NOT REZONE!

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From: Carol Moore [mailto:clmoore@geoe.com]  
Sent: Tuesday, December 12, 2006 9:24 AM  
To: 'RANDY@MASSEYELECTRIC.COM'; 'Rayknoxmpc@aol.com'; 'anders@holstongases.com'; 'tbenefield@benefieldrichters.com'; 'avc524@aol.com'; 'md4ktn2u@aol.com'; 'grafhomes@aol.com'; 'khenry@site-incorporated.com'; '546stan@comcast.net'; 'chestermpc@webtv.net'; 'rebeccalongmire@hotmail.com'; 'rpelot3@aol.com'  
Cc: 'Ken Pruitt'; 'Buz Johnson'  
Subject: Craig Road Rezoning -- PLEASE DO NOT REZONE!

Hello:

(Warning... I am very passionate about fighting this rezoning request.)

City Council members and Metropolitan Planning Commissioners say they want more citizen participation in the planning process to promote responsible community growth while respecting property rights and neighborhood character to maintain strong neighborhoods and historic preservation.

My 21-year history of living on Craig Road and the reasons I strongly oppose ANY rezoning of the tract of land at Craig Road and Northshore follow. Nobody can understand the character, personality, and patterns of living in a neighborhood unless they experience it on a daily basis.

The tract of land is only suitable for single family detached dwellings at its correct current zoning of R-1. The ONLY access to this property is Craig Road. Craig Road is a narrow, curvy, sloping road. It even has its own curve that is about a 90 degree angle. Craig Road is only one of three roads that directly connect Northshore to Westland Drive. The other two are Ebenezer and Morrell Road. I've driven on those roads and Craig Road is NOT EBENEZER or MORRELL ROAD!

I have lived at 1101 Craig Road for 21 years. This was my first and only house that I have ever purchased. I may have been naïve in 1985 when I decided to purchase a home, but it was the ONLY home I looked at when I decided to buy. At that time the house was a small two-bedroom, one bath, dirty little coal-soot-covered house with rotten wood siding, a bad roof, and just plain ol' pitiful. My friends and family all thought I was crazy to buy such a horrible looking structure, but I fell in love with the NEIGHBORHOOD. I purchased my little house for \$39,500. At that time, I could barely afford the \$410 house payment each month. BUT, I LOVED THE NEIGHBORHOOD! It was the luckiest thing I have ever done!

Over the 21 years I have lived on Craig Road, the area has come to life and folks have taken pride in their old houses, renovated, updated, or built new single-family homes where they could find a space to build a new home that was consistent with the character and style of our beautiful neighborhood. We didn't ask for government grants or tax breaks to fix up our old houses, we just worked hard to earn enough money to do it ourselves. We take care of our homes and our NEIGHBORHOOD.

On the negative side of our neighborhood, I have seen the traffic on Craig Road and throughout the Forest Brook area grow to a dangerous level. With more development being allowed along Northshore and Westland Drive, more traffic has chosen to cut through our neighborhood to either get to Northshore or Westland. I don't allow my guests to park along my yard on Craig Road anymore because they would be putting their lives and the life of their vehicles in danger. I have lost my mailbox several times from vehicles flying off of Westland Drive around the curve coming up the hill at my house.

Our NEIGHBORHOOD consists of Craig Road, Cherry Drive, Milam Circle, Forest Brook, Glen Brook, Buena, Park Glen and a few other streets. We are a quaint, single-family neighborhood with a diversity of citizens. We have young couples just starting out, couples with young children, middle aged folks with teenagers, singles, and senior citizens. We love to walk along the streets and visit with our neighbors. WE ARE A SINGLE-FAMILY RESIDENT NEIGHBORHOOD. We are not a DEVELOPMENT and we do not want any Multi-family developments built inside our NEIGHBORHOOD!

Our neighborhood is an oasis in the middle of huge developments in west Knoxville. Please do not allow a multi-family development to be placed inside an R-1 Single family neighborhood. Rezoning this property would cause great damage to our neighborhood.

Respectfully submitted from my heart,

Carol Moore

1101 Craig Road

Knoxville, TN 37909

865-588-7736 Home

865-584-0344 Work

865-660-2620 Cell

**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/12/2006 8:56:05 AM  
**Subject:** Fwd: Zoning issue for Craig Rd

One more.

>>> <agrobe@bellsouth.net> 12/11/2006 2:26 PM >>>

Buz,

I know you have probably received many many emails about the rezoning issue for Craig Rd, and I hate to add to the list ....BUT....I am not in favor of the rezoning for the multi family development on Craig. I live at the opposite end of Craig and we already have a tremendous amount of traffic, and the rezoning would most likely double the amount of traffic flow.

The development that is proposed is not appropriate for this area of Bearden, and I also believe that it would decrease the property value of the homes in our neighborhood.

There is a tremendous amount of passion by the homeowners in Forest Brook, and Craig Rd area against this, and hope that they will be heard loud and clear at the meeting on Thursday.

I just found out today that the MPC has given it's blessing to this project - I do not know how all of that works - but whoever is recommending this project obviously does not live in our neighborhood.

Thank you and bless your heart!

Angela Grobe

# Agenda Item 72

Monday, December 11, 2006

Members of the Metropolitan Planning Commission:

With reference to Agenda Item # 12-K-06-RZ, the neighborhood residents respectfully submit the following for your review and consideration:

- 1) A summary of the meeting held with the Applicant, Mr. Jernigan, on Sunday, December 10
- 2) A copy of an e-mail correspondence forwarded to Mr. Buz Johnson RE: the Staff Report;
- 3) Copies of a petition signed by residents of the area, in opposition to the requested zoning;
- 4) Photographs of each of the 30 houses which are located on Craig Road, along with 4 houses on Cherry Drive

We appreciate your taking time to review this material, and look forward to speaking with you at your meeting on Thursday, December 14.

Members of the Craig Road, Cherry Drive, and Forest Brook Neighborhood

Sunday, December 10, 2006

TO CRAIG ROAD AND ADJACENT AREA HOMEOWNERS:

APPROXIMATELY 50 TO 60 PEOPLE ATTENDED A MEETING ON SUNDAY, DECEMBER 10 AT 2:00 P.M. TO DISCUSS THE PROPOSED REZONING OF PROPERTY LOCATED AT CRAIG ROAD AND NORTHSORE DRIVE.

MR. VICTOR JERNIGAN, THE APPLICANT FOR THE ZONING CHANGE, HAD BEEN INVITED BY THE NEIGHBORHOOD TO SPEAK AT THE MEETING CONCERNING HIS PROPOSAL, AND TO RESPOND TO QUESTIONS. MR. JERNIGAN STATED, IN RESPONSE TO A QUESTION, THAT HE DOES NOT OWN THE PROPERTY BUT CURRENTLY HAS AN OPTION TO PURCHASE.

MR. JERNIGAN STATED THAT THIS ZONING AND PROPOSED DEVELOPMENT IS A "TEST CASE", AND WAS INTENDED TO EXPLORE THE MARKET FOR DWELLING UNITS FROM 750 SQUARE FEET IN SIZE TO 1700 – 1800 SQUARE FEET. THE ARCHITECTURAL FIRM THAT HAS PREPARED THE RENDERINGS IS KNOWN FOR THEIR WORK IN MULTI-FAMILY ZONING.

MR. JERNIGAN STATED THAT HE HAD RECENTLY TRIED TO DO A SIMILAR DEVELOPMENT PROJECT IN FARRAGUT. NEIGHBORING PROPERTY OWNERS EXPRESSED AN INTEREST INSTEAD IN " ONE HUNDRED \$500,000 CONDOMINIUM UNITS". ON THE STRENGTH OF THAT REQUEST, THE PROJECT CONCEPT WAS CHANGED TO ONE WITH \$500,000 UNITS.

MR. JERNIGAN STATED THAT HE WOULD BE UNABLE TO PROCEED ON THE PROJECT WITHOUT APPROVAL OF A DENSITY THAT WILL ALLOW A TOTAL BETWEEN 20 AND 30 UNITS, AND PROBABLY CLOSER TO 30 UNITS.

MR. JERNIGAN ALSO STATED THAT HE DID NOT FEEL THAT THE TARGET MARKET FOR THE PROPOSED PROJECT WOULD ADD AS MUCH TRAFFIC AS PROJECTED BY MPC STAFF.

FOLLOWING RESPONSES TO SEVERAL QUESTIONS FROM THOSE IN THE AUDIENCE, MR. JERNIGAN DEPARTED THE MEETING ALONG WITH SEVERAL PEOPLE WHO HAD ACCOMPANIED HIM.

THE NEIGHBORS / RESIDENTS / PROPERTY OWNERS WHO REMAINED ENGAGED IN A DISCUSSION ABOUT POSSIBLE APPROACHES TO THE PROPOSED ZONING CHANGE. IT WAS POINTED OUT THAT SOME STATEMENTS IN THE MPC STAFF REPORT (COPIES OF WHICH ARE AVAILABLE ON LINE AT THE MPC WEB SITE) APPEAR TO BE AT VARIANCE WITH THE FACTS CONCERNING THE SURROUNDING ZONING, ACCESS FOR THE PROPERTY, AND TOTAL NUMBER OF DWELLING UNITS THAT CAN BE ALLOWED ON THE PROPERTY. CURRENTLY ALL PROPERTY LOCATED

NORTH OF NORTHSHORE DRIVE AND WEST OF CHERRY DRIVE IS ZONED R-1.

FOLLOWING DISCUSSION ABOUT ALTERNATIVE POSITIONS, THE GROUP OPTED TO OPPOSE THE ZONING CHANGE. A PETITION WAS CIRCULATED TO EXPRESS OPPOSITION, AND THE GROUP WAS REMINDED OF THE IMPORTANCE OF:

- CONTACTING MPC STAFF (215-2500) TO EXPRESS OPPOSITION TO THE ZONING CHANGE
- ATTENDING THE MPC MEETING ON THURSDAY, DEC. 14 AT 1:30 P.M., IN THE MAIN ASSEMBLY ROOM (IS IN THE SEMI-CIRCULAR BUILDING WHICH IS CLOSE TO MAIN STREET)
- CONTACTING OUR CITY COUNCIL REPRESENTATIVE, MS. BARBARA PELOT, TO ADVISE OF YOUR CONCERNS (IN ANTICIPATION OF THE MATTER GOING BEFORE CITY COUNCIL, FOLLOWING WHATEVER RECOMMENDATION IS MADE BY MPC ON THURSDAY).

THANK YOU FOR YOUR INTEREST AND EFFORTS IN PREVENTING AN UNFORTUNATE PRECEDENT FROM OCCURRING.

Subj: **Craig Road zoning request**  
 Date: 12/10/2006 7:59:41 A.M. Eastern Standard Time  
 From: [DParnell@realtytrustgroup.com](mailto:DParnell@realtytrustgroup.com)  
 To: [Buz.johnson@knoxmpc.org](mailto:Buz.johnson@knoxmpc.org)

Buz

Thank you for forwarding the staff report RE: referenced zoning.  
 I have the following questions:

- 1) Accessibility – the staff report states that the “Access is via Craig Rd., a local street, and S. Northshore Dr., a minor arterial street”.  
 Where is the Northshore Drive access? There has never, to my knowledge, been a possibility of an access to Northshore Drive for this property. Can he build a street across a sinkhole / detention basin?  
 Can he build another access that is within 400 feet of Craig Road or Cherry Street?
- 2) Extension of zone – The staff report says “Yes”. There is NO contiguous RP-1 zoning. Lot 8, to the east of the subject property, is zoned R-1. Cherry separates Lot 8 from the RP-1, and Lot 8 is between Cherry and the subject property.
- 3) Neighborhood Context – The referenced Planned Residential zoning developments located east of Cherry are two gated communities. Residents of those two developments regularly use Craig Road and surrounding area for walking – and are welcomed in doing so. Residents of Craig Road and surrounding area, however, cannot walk into the gated communities. The access for each of the RP-1 developments is to Westland Drive and to Northshore Drive, respectively – not to Craig Road. How is that consistent with the stated “Neighborhood Context”?
- 4) Staff Recommendation: Approve RP-1 zoning and Approve a density up to 3 du / acre.  
 “RP-1 zoning at up to 3 du / acre is consistent with surrounding residential development and zoning that includes both single family housing, duplexes and townhouses within R-1 and RP-1 zones.”  
 Your own report notes, under “Surrounding Land Use and Zoning”, that the North, South, and West surrounding land is zoned R-1. The property (Lot 8) contiguous to the east of the subject property is also zoned R-1. What does surrounding mean in this context, if 4 sides are zoned R-1?
- 5) Need and Justification for the Proposal  
 2. “RP-1 zoning up to 3 du/ acre is compatible with the scale and intensity of the surrounding development and zoning pattern.  
 The “surrounding development and zoning pattern” is NOT RP-1, but rather R-1. The surrounding density (if surrounding means property on four sides) is approximately 1.3 dwelling units per acre, not 3 per acre.
- 6) The Effects of the Proposal  
 “The staff recommended density of 19 units would generate 190 vehicle trips, and 1 or 2 children under the age of 18.”  
 The Ordinance establishes the density as being applied to the Net Development Area, which is that land area remaining after subtracting out the land allocated for “community amenities / facilities”, and subtracting another 15 percent for roads. If MPC staff is recommending 19 units, it will be established on approximately 4.5 to 5 acres, which is a density of 4 per acre, not 3. Four units per acre will be approximately three times the density of the surrounding properties.  
 “The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review / concept plan process”.  
 As previously noted, the surrounding zoning, without exception, is R-1. Beyond the R-1 zoning, to the east, are other properties with RP-1 zoning.  
 No mention is made of the traffic impact to Craig Road, with the addition of 190 vehicle trips. How will that be addressed during review / concept plan process?

In summary, the property is surrounded by R-1 zoning, and a neighborhood (non-gated residential area) that is

Sunday, December 10, 2006 America Online: Kvilleparnell



made up of single-family detached residential units.

Craig Road connects Northshore Drive and Westland Drive -- no mention is made of this fact in the Staff Report. Craig Road carries traffic from Craig Road residents, Forest Brook residents, and those who cut through the neighborhood from Northshore to Westland Drive.

The proposed density (3 per acre), resulting in 19 units, is effectively 4 per acre based on the requirements of the RP-1 net land area calculation.

Thanks, and respectfully submitted,

Donald H. Parnell, Sr.  
1214 Craig Road  
Knoxville, Tennessee 37919

\*\*\*\*DISCLOSURE\*\*\*\*

Any U.S. tax advice contained in the body of this email was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax provisions.

\*\*\*\*IMPORTANT NOTICE\*\*\*\*

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PETITION OF OPPOSITION TO THE ZONING  
CHANGE PROPOSED IN FILE 12-K-06-RZ

Sunday, December 10, 2006

WE, THE UNDERSIGNED, ARE RESIDENTS OF CRAIG ROAD AND THE IMMEDIATELY SURROUNDING NEIGHBORHOOD, AND WISH TO EXPRESS OUR ABSOLUTE AND UNEQUIVOCAL OPPOSITION TO THE ZONING CHANGE FROM R-1 TO RP-1.

WE HAVE MET WITH THE APPLICANT, HEARD HIS PROPOSAL, AND HAVE REACHED THE DECISION TO OPPOSE THE REQUEST.

<u>Name</u>	<u>Address</u>
Fred Smith	1219 Craig Rd.
Allison Smith	1219 Craig Rd.
Sherry W. Barry	1212 Craig Road
Tom Benton	1208 CRAIG RD
Laura Benton	1208 CRAIG RD.
Maureen Allolan	1112 & 1217 Craig Rd
Joe Hollan	1217 & 1112 Craig rd
Mark O	1224 FOREST BROOK RD.
John T. Holpe	1211 Buena Rd.
Phillip Bissette	1212 Buena Rd
Carol Moore	1101 Craig Rd

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<u>Name</u>	<u>Address</u>
Janne Jomiel	1270 Craig Rd
Lem S. Hartz	1220 Craig Rd
Vicki Jackson	6609 Cherry Dr.
Cheryl Lee	6510 Cherry Dr.
Valma Lee	6510 Cherry Dr.

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<u>Name</u>	<u>Address</u>
Robert A. Sanford	1221 Forest Brook Road
Chambler & King	1219 CRAIG ROAD
V. J. Findman	1218 CRAIG RD
Irsho Matthews	Cherry
Preston Matthews	Cherry
Jane Littlefield	6611 Cherry
Bruce Littlefield	6611 Cherry

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<u>Name</u>	<u>Address</u>
J. Cole	1310 CRAIG RD
Mary Cole	1310 Craig Road
Richard A Smith	6820 Glenbrook Dr.
Karen Smith	6820 Glenbrook Dr.
Renee Wieseberger	1228 Forest Brook Rd
Bill Wieseberger	1228 Forest Brook Rd.
Tom RECHENBACH	1201 BUENA ROAD

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Sunday, December 10, 2006

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<u>Name</u>	<u>Address</u>
<i>[Signature]</i>	<i>(Lucian Abramowicz) 1117 Craig Rd</i>
<i>Frank Uchmanowicz</i>	<i>1118 Craig Road</i>
<i>Terrie Criggs</i>	<i>1118 CRAIG RD</i>
<i>Donald H. Parnell</i>	<i>1214 Craig Rd</i>
<i>Carol Parnell</i>	<i>1214 Craig Rd.</i>

PETITION OF OPPOSITION TO THE ZONING  
CHANGE PROPOSED IN FILE 12-K-06-RZ

Sunday, December 10, 2006

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ZONING CHANGE FROM R-1 TO RP-1.  
WE HAVE MET WITH THE APPLICANT, HEARD HIS  
PROPOSAL, AND HAVE REACHED THE DECISION TO  
OPPOSE THE REQUEST.

<u>Name</u>	<u>Address</u>
Jo Van Vleet	1200 Craig Rd. 37919
Paul Devenski	1201 Craig Rd. 37919
Paul Devenski	1201 Craig Rd. 37919
James Van Vleet	1200 Craig Rd. 37919
_____	_____
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Name

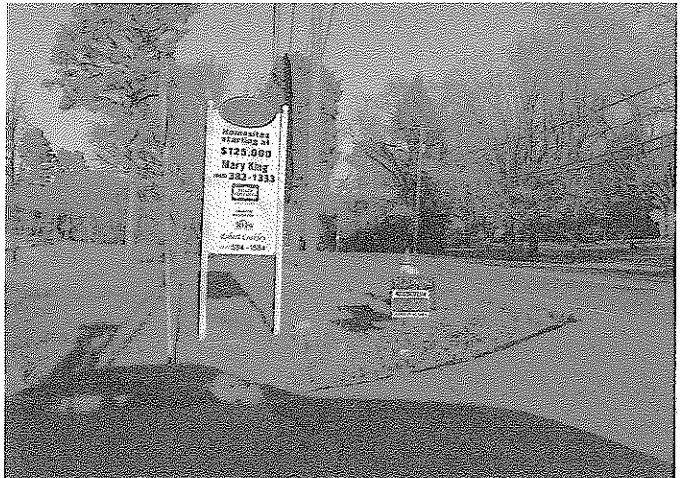
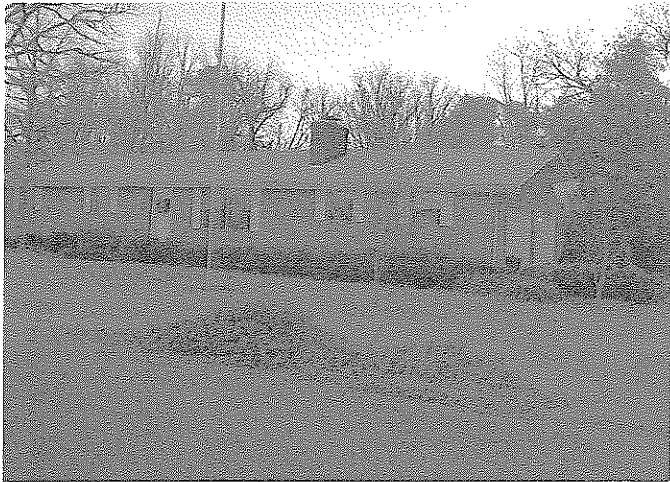
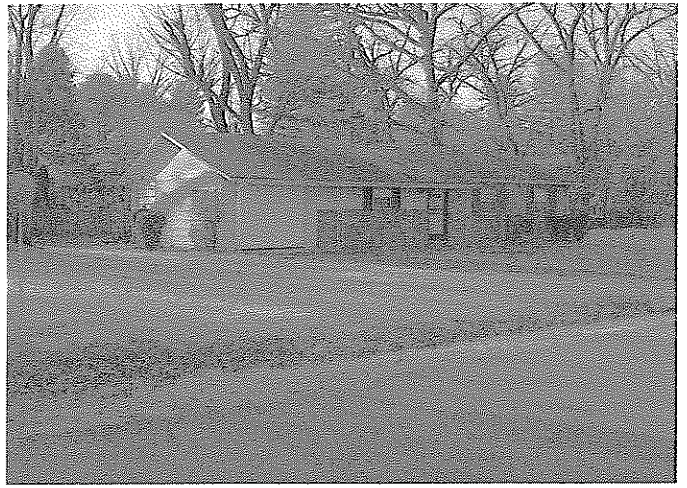
Address

Whitfield Bailey

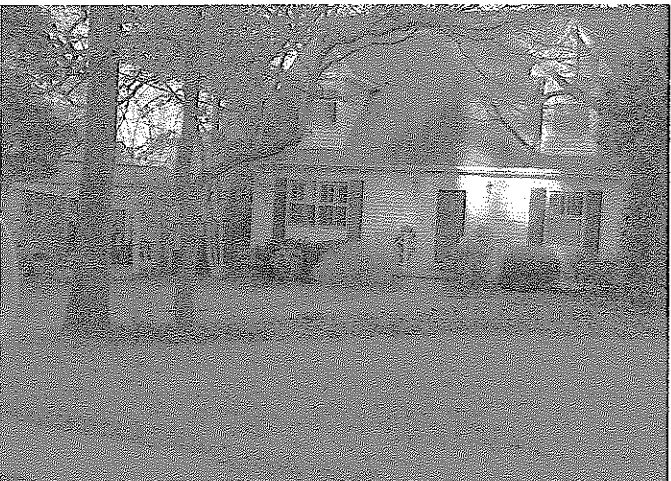
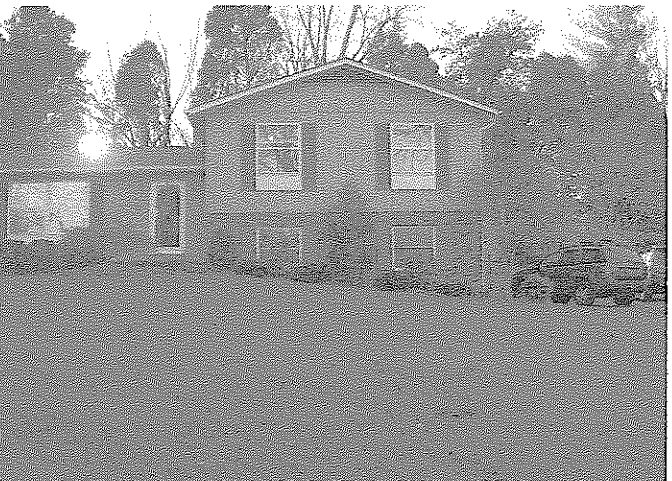
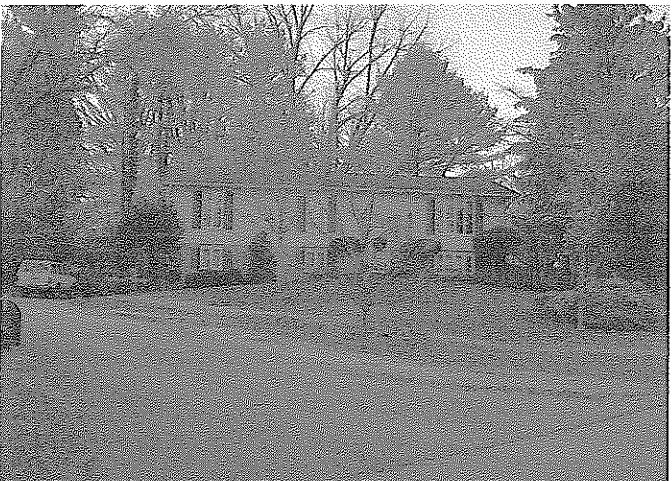
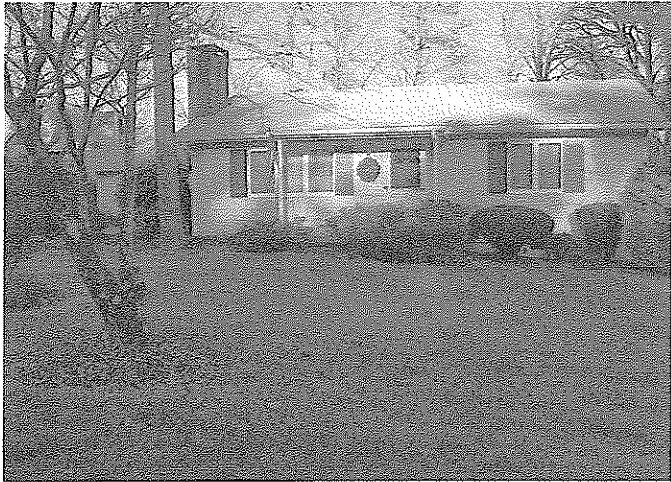
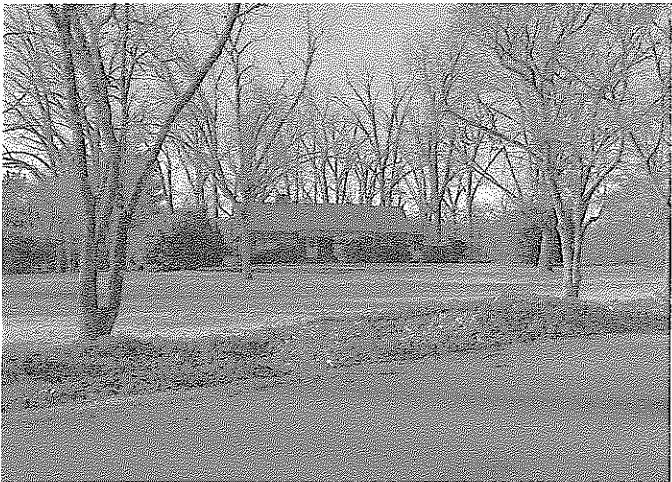
1121 Craig Rd.



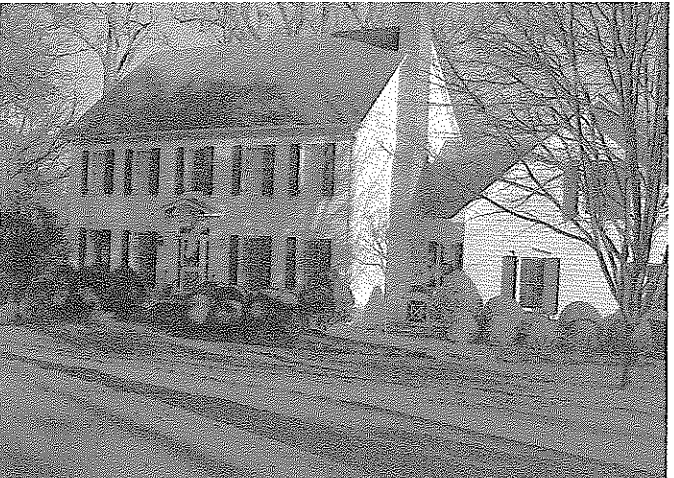
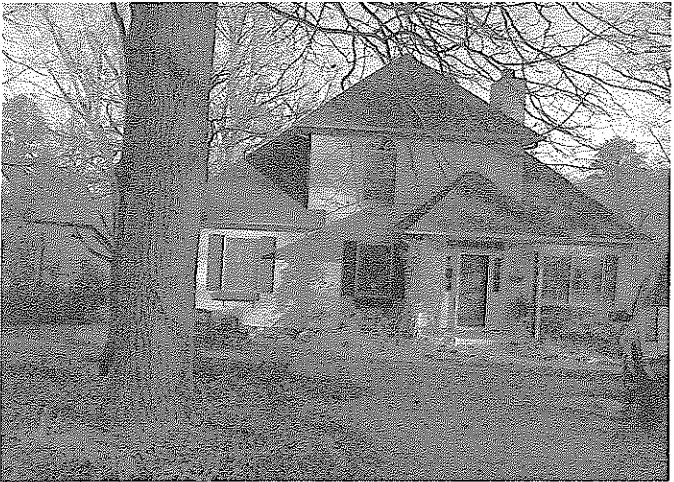
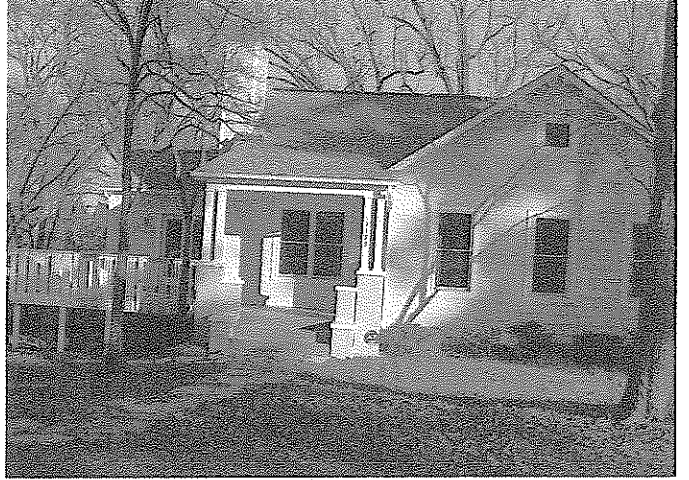
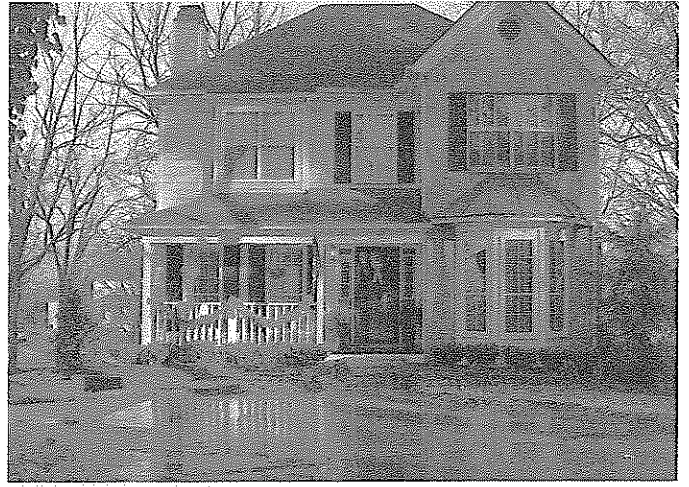
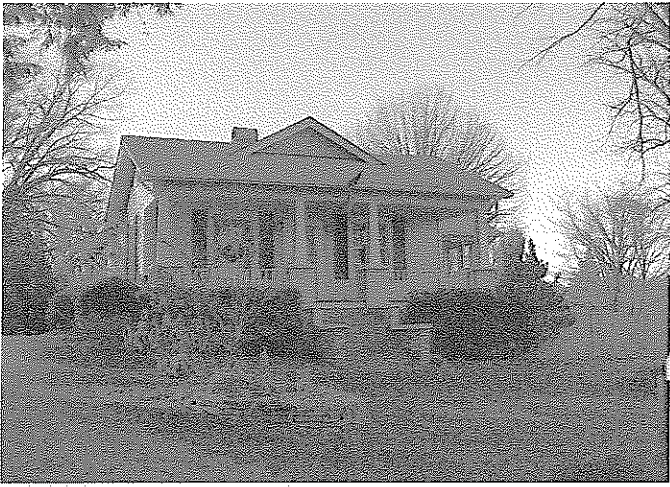




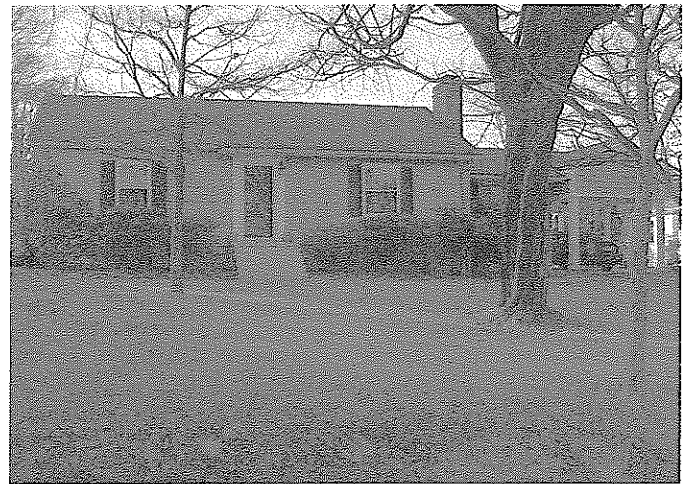
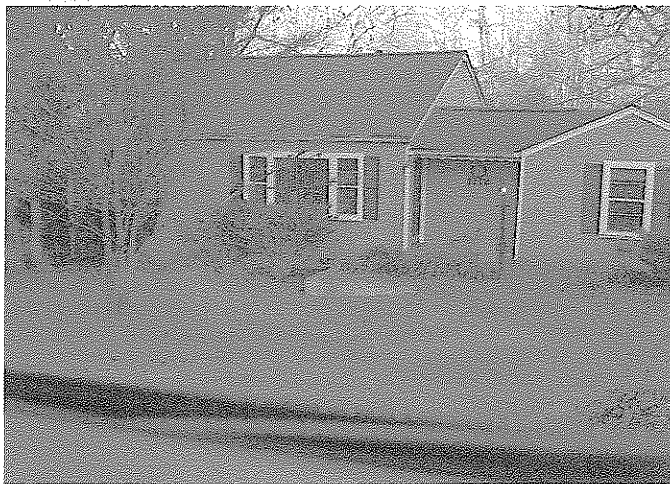
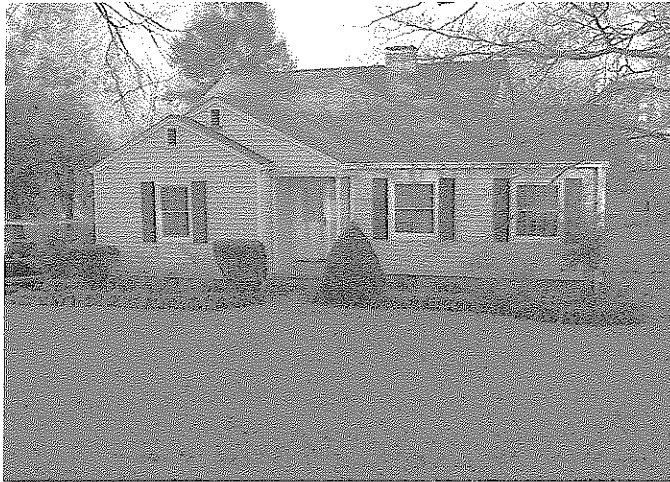








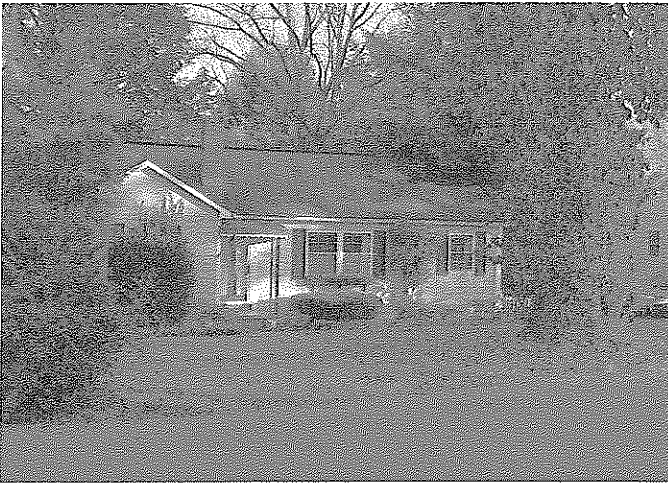
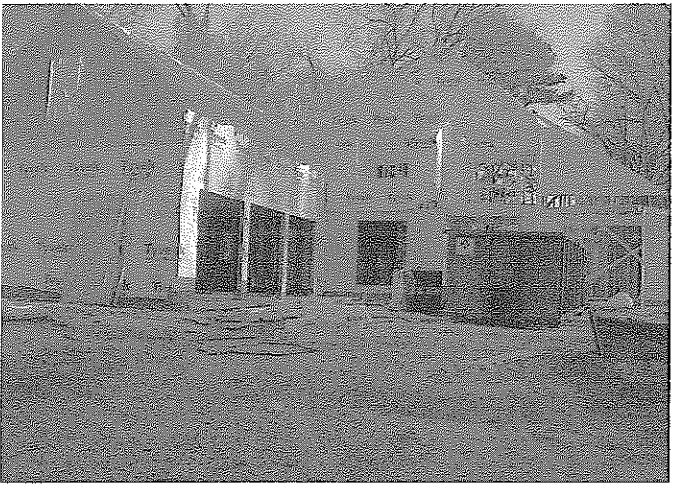
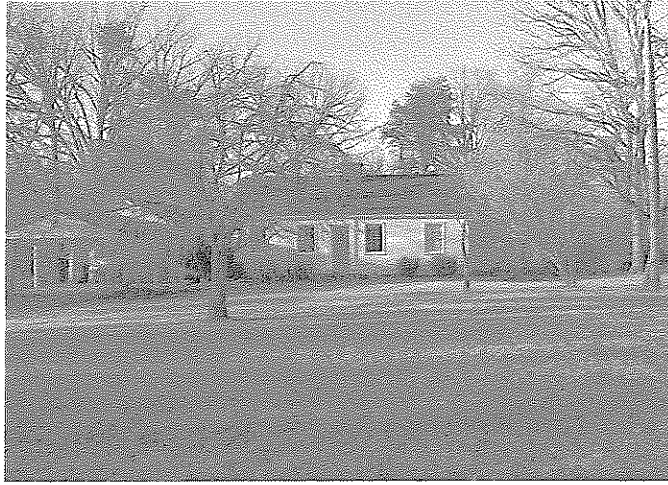
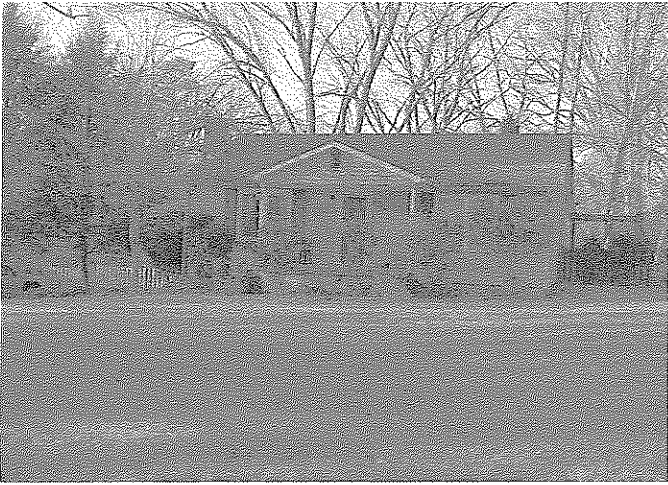




**MPC February 8, 2007**

**Agenda Item 57**







**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/12/2006 8:55:44 AM  
**Subject:** Fwd: Victor Jernigan RP-1 rezoning Craig Rd

One more.

>>> "Tom Benton" <tbenton111@comcast.net> 12/11/2006 3:58 PM >>>

Mr. Johnson

As a resident at 1208 Craig Rd I am requesting that you reconsider the requested rezoning of the property at the corner of Craig & S. Northshore. I understand the staff has recommended a change from R1 to RP1 at up to 3 units per acre.

- 1) The site has poor access via a dangerous turn from Craig Rd onto Northshore. Traffic is already backed up past Craig Rd during rush hours at intersection of Craig/Westland.
- 2) The proposed development plans of 1Br condos at 750sf is not in keeping with our neighborhood and is not the highest and best use of the property.
- 3) Historically there is no precedent for RP-1 zoning to the north or west of the proposed project. Additionally, the Westlands and Westchase Condos both have direct access to major arteries.

This is a troubled development. The existing house should have come down. An additional 30 units are not going to complement the existing house and or neighborhood. I am concerned about the increased traffic on Craig as well as the negative impact on the value of our neighborhood.

Thank you for your consideration regarding this matter.  
Tom Benton



**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 12/12/2006 8:55:26 AM  
**Subject:** Fwd: Craig Rd. Rezoning

One more.

>>> <jovanvleet@comcast.net> 12/11/2006 3:55 PM >>>

Mr. Johnson, I would like to ask you to please consider NOT REZONING ANY PART of Craig Rd.

This is a great neighborhood with alot of traffic. Adding twice as many residences will

add too many cars for our street. Many of us like to walk with our pets, grandchildren,

and friends during the day. The extra traffic will likely put a stop to the walking on our street due to the fear of all the cars. Please think carefully before

adding more

cars and taking away our neighborhood. Thank you, Jo Van Vleet 1200 Craig Rd.

# VICTOR JERNIGAN

Item # 72  
12-K-06-RZ

108 STEKOIA LANE, SUITE 103, KNOXVILLE, TN 37912 • 865-938-7368 • FAX: 865-938-7371 • VICTORJ@VICTORJERNIGAN.COM

November 20, 2006

This letter is to inform you and your neighbors about my request to rezone the property at the corner of Craig Rd and Northshore Drive at the December 14<sup>th</sup> MPC meeting. The property to be rezoned is the Colonial Forest development.

This property contains slightly over six acres and one fully remodeled home. This site is currently zoned R-1. This is a residential zoning that requires detached homes at a density of about 3 homes per acre. The requested zoning is RP-1. This will allow attached housing at a density of 1-5 homes per acre. This zoning and density is the same as the Westland Condominiums, Westminster on the Creek, Westminster Green and is less density than the Villas at Forest Brook.

Although the architects are still working on the design of the homes and a revised site plan, there will be no change of the current road configuration. The entrance to Colonial Forest will remain at the current location on Craig Road, about 250 feet from Northshore. Prior to the December 14<sup>th</sup> meeting I will send you a preliminary site plan as well as sketches of the planned buildings.

I am excited to have this opportunity to work in the Forest Brook neighborhood and I am happy to meet with you personally to answer any of your questions. You can contact me at (865) 938-7368. Also, please visit my web site [www.victorjernigan.com](http://www.victorjernigan.com) for examples of other projects that I am involved in.

Sincerely,

Victor Jernigan.

VICTOR  
JERNIGAN

Item # 72  
12-K-06-RZ

108 STEKOIA LANE, SUITE 103, KNOXVILLE, TN 37912 • 865-938-7368 • FAX: 865-938-7371 • VICTORJ@VICTORJERNIGAN.COM

December 6, 2006

Since my last letter, I have heard from several people in the area. Some have been supportive, some indifferent but others have had concerns about density and traffic. Although the December 14<sup>th</sup> MPC meeting is to discuss only the rezoning of Colonial Forest, the enclosed site plan and elevation is a preview of what the condominiums may look like. The goal is for the homes to blend into the Forest Brook neighborhood and not overpower the existing house on Colonial Forest Lane. This can be accomplished by the use of stringent architectural controls.

The architects that are being considered for this development are Humphreys and Partners from Dallas, Texas. This firm specializes in multifamily construction. One of their designs (the "Big House") has worked well in areas of the country similar to Forest Brook and Westmoreland. This design allows for a mix of home sizes and individual garages for each owner while keeping the feel of a single family home. Neither the site plan nor the unit mix for Colonial Forest has been finalized but additional information on the firm and the concept is available at [www.humphreys.com](http://www.humphreys.com). The enclosed site plan is the fourth draft and the elevation is the third. Additional changes are anticipated as more information is received from both the neighborhood and the engineers.

This neighborhood will be marketed to active adults. This mitigates the traffic issue because the neighborhood will no longer consist of large single family homes with three or four car garages. It is anticipated that this new design will meet the needs of individuals that may have sold a larger home in the area but want to remain close to family, friends and their church. The current design includes homes sized from about 850 sq ft for a one bedroom to over 1,700 sq ft for a three bedroom. The prices have not been set but market demands and quality of finish for each home will put the starting price at over \$200 per sq ft, or about \$175,000 to \$350,000 each.

As always, you will receive updated plans, and I am happy to meet with you personally to answer any of your questions. If it is easier, send your comments by email to [victorj@colonialforesthomes.com](mailto:victorj@colonialforesthomes.com) with Colonial Forest as the subject line.

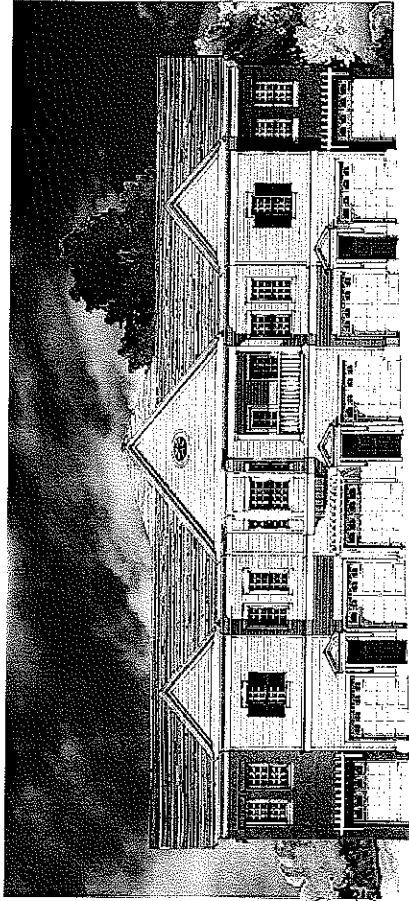
Sincerely,

Victor Jernigan.

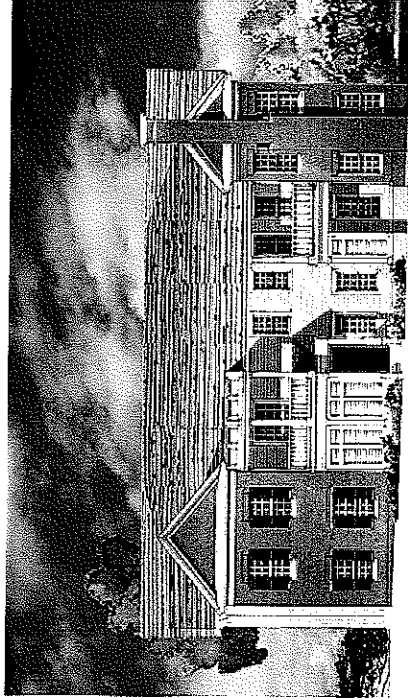
# COLONIAL FOREST - 06445

KNOXVILLE, TN

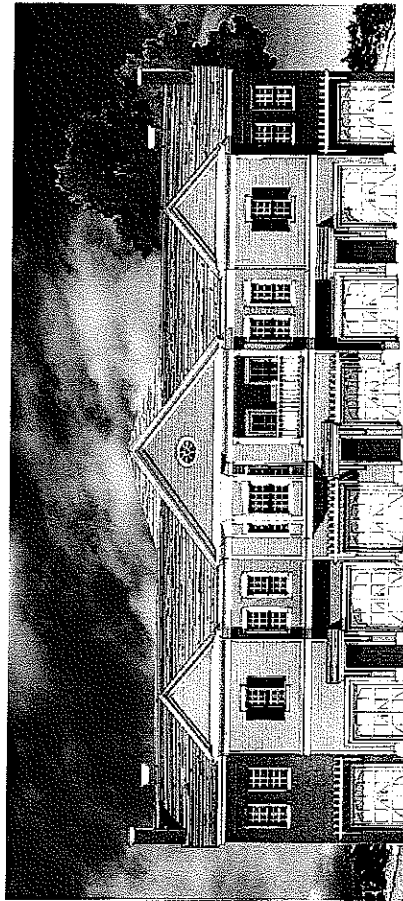
BLUE RIBBON DEVELOPMENT, INC. DEC. 07, 2006



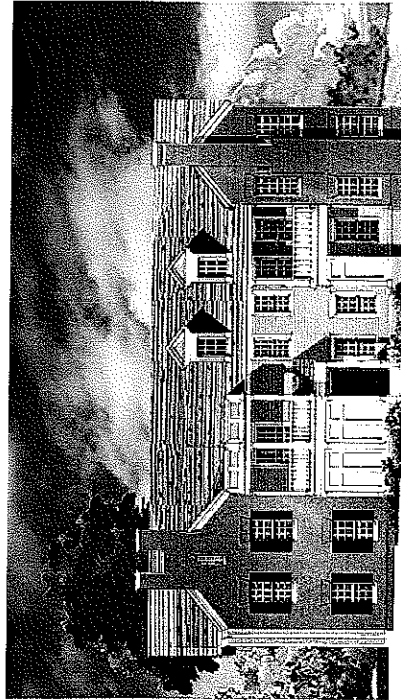
BIG HOUSE BLDG. TYPE I  
CHARACTER FRONT ELEVATION



BIG HOUSE BLDG. TYPE I  
CHARACTER SIDE ELEVATION



BIG HOUSE BLDG. TYPE II  
CHARACTER FRONT ELEVATION



BIG HOUSE BLDG. TYPE II  
CHARACTER SIDE ELEVATION

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**Humphreys and Partners Architects, LP**

5350 ALPHA ROAD DALLAS TEXAS 75240-8722-701-3831  
LAS VEGAS ORLANDO CHARLOTTE IRVINE NORFOLK



**COLONIAL FOREST - 06445**  
**BLUE RIBBON DEVELOPMENT, INC**



**N**  **SITE PLAN**  
**SCALE: 1'-0" = 60'-0"**  


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 LAS VEGAS ORLANDO CHARLOTTE IRVINE NORFOLK

**Item No. 72, File No. 12-K-06-RZ**

>>> "Richard Stair" <[rmstair@bellsouth.net](mailto:rmstair@bellsouth.net)> 12/6/2006 2:10 PM >>>  
Hi Buzz,

Since we will be out of town this weekend when our neighborhood is meeting concerning the proposed re-zoning of the Craig Rd. at Northshore property, we did want to voice our concern to you and MPC with the proposed number of houses planned for that 6 acre plot of land. It is our understanding that the request is to change that property from R-1 to RP-1 and that the developer wants to build 30 + additional houses on that property. We are especially concerned about the amount of additional traffic this development will put on Craig Road going toward Westland. We enjoy walking in the neighborhood and that much extra traffic will be a real nuisance in many ways through what is now a very pedestrian friendly area. Thank you for your consideration concerning this re-zoning. We are hopeful that the request will be denied for that many dwellings on a six acre lot in this location.

Mary and Richard Stair

>>> "robertschwalb" <[schwalb@comcast.net](mailto:schwalb@comcast.net)> 12/6/2006 5:05 PM >>>  
Mr. Johnson-

The purpose of this email is voice my opinion of the purposed Zoning on Craig Road. I am against this measure as it would already increase the traffic on Craig rd. Craig road is already used as a cut thru and by adding 30 additional houses this would increase the traffic tremendously. Our neighborhood is a small community with a very active lifestyle. We have kids and families walking at all times during the day. This community doesn't need to be obstructed by another land development when were already fighting the traffic that goes thru our neighborhood daily. Please keep the current property owners in mind when making your recommendation. My family and our neighbors loves this neighborhood just as it is.

Sincerely,  
Robert Schwalb  
6712 Glenbrook Drive  
865-588-7022

Robert B Schwalb II  
WC Advertising / Uptown Direct  
865-909-0909 Office

>>> "Rob Kelso" <[robkelso@hotmail.com](mailto:robkelso@hotmail.com)> 12/7/2006 9:23 AM >>>

Mr. Pruitt,

I hope you and your family are doing well. I was glad to see your name on an attachment from a previous email sent to you by one of my neighbors, Robert Schwalb. Like Mr. Schwalb, we live in the Forest Brook neighborhood one street west of Craig Road on Park Glen Road. I am concerned, as are many others in the neighborhood, about the proposed development at Craig Rd. and Northshore adding to the traffic in our area. Our neighborhood prides itself on it's old-fashioned feel, with families taking walks at all times of the day and stopping to talk with our neighbors. Our children are able to play freely. Please consider our lifestyle when deciding over the facts of this proposal. We moved to this neighborhood for these reasons and so our children could grow up in the quiet and safety of a real neighborhood, not just another crowded development.

Please help us preserve the integrity and safety of our little haven in the middle of the crowds and traffic. Thank you for your time and consideration.

Sincerely,

Robert M. Kelso,DDS

865-588-7008

>>> "Mark Lampley" <[MLampley@sequoyahchurch.org](mailto:MLampley@sequoyahchurch.org)> 12/7/2006 9:33 AM >>>

Dear Mr. Johnson,

The purpose of this email is voice my opinion of the purposed zoning on Craig Road.

I am against this measure as it would already increase the traffic on Craig Road which is already used as a cut through. By adding 30 additional houses this would undesirably increase the car and people traffic. Our neighborhood is a small, quaint community with a very active lifestyle. We have a lot of small kids and families walking and riding tricycles and bicycles all times during the day, dusk, and evening. This community does not need to be obstructed by another land development when were already fighting the traffic that goes thru our neighborhood daily. Please do not put considerable more houses in this saturated housing area.

I will continue to spread the news about this disturbing possibility of unnecessary housing expansion. Additionally, I will be attending two meetings with considerable number of neighbors at which we will be against the concept. Although I would like to hear your side of the plan, I am certain that this will remain my personal and familial stance.

Please keep the current property owners in mind when making your recommendation. My family and our neighbors love this neighborhood just as it is.

Respectfully,  
Mark Lampley

>>> "Mark Lampley" <[MLampley@sequoyahchurch.org](mailto:MLampley@sequoyahchurch.org)> 12/7/2006 10:02 AM >>>  
Dear Mr. Pruitt,

During a season of hope and family gatherings, I want to say that as our family discussed the potential rezoning our neighborhood is facing. With the information presented to me at this time, I am respectfully against this proposal.

As a newcomer to the delightful, familial Forest Brook neighborhood, I find it easy to trust my new neighbors. They give me the impression that you listen to people's concerns and I am glad to know that. They tell me your name is associated with an attachment from a previous email sent to you by one of my neighbors, Robert Schwalb. Like Mr. Schwalb, we live in the Forest Brook neighborhood. Also, like Mr. Robert Kelso, we live one street west of Craig Road on Park Glen Road. I have already shared my family opinion with Mr. Johnson who is receiving a copy of this email.

I am concerned, as are many others in the neighborhood, about the proposed development at Craig Rd. and Northshore Dr. undesirably adding to the traffic in our area. Evidently for decades our neighborhood prides itself on it's old-fashioned feel, with families taking walks at all times of the day and stopping to talk with our neighbors. I've seen the Kelso children and our young children play freely because of minor traffic problems in our neighborhood.

Please consider our lifestyle when deciding over the facts of this proposal. We moved to this neighborhood for these reasons and so our children could grow up in the quiet and safety of a real neighborhood, not just another crowded development.

Please help us preserve the integrity and safety of our little haven in the middle of the crowds and traffic. Thank you for your time and consideration.

Respectfully,

Mark Lampley  
865-588-4446