

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> 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> 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> 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 conditionsbefore 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

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!

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 listBUT....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 NORTHSORE 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
 To: 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

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,

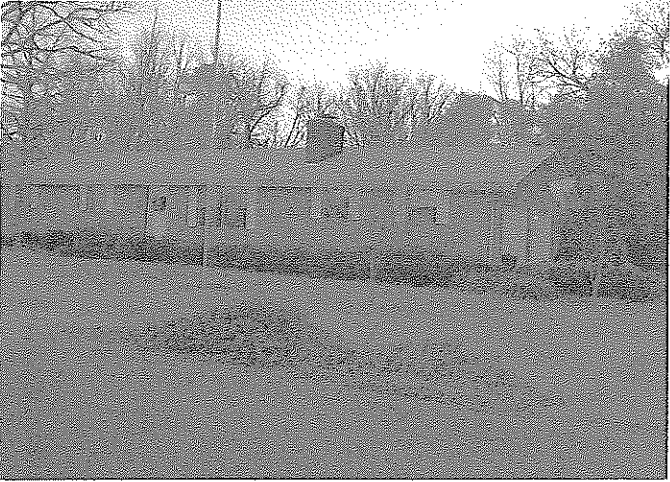
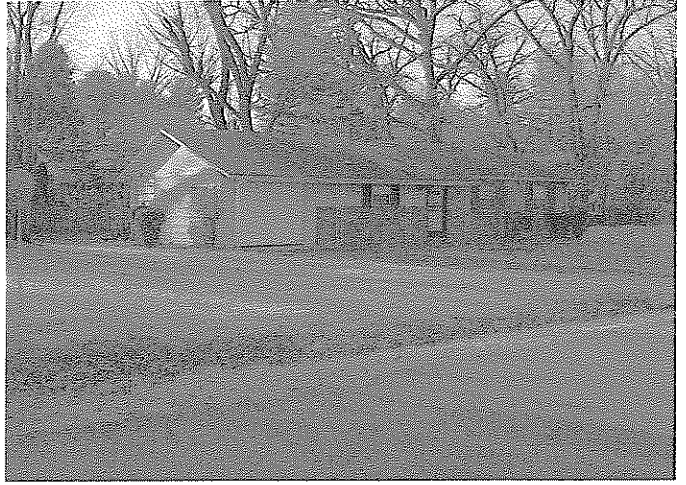
Donald H. Parnell, Sr.
1214 Craig Road
Knoxville, Tennessee 37919

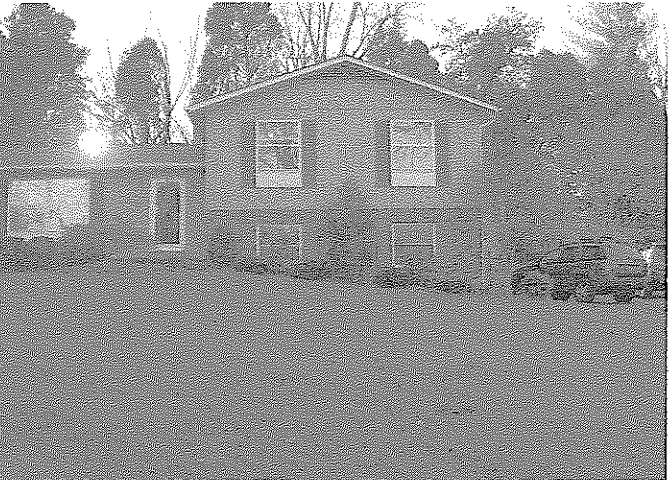
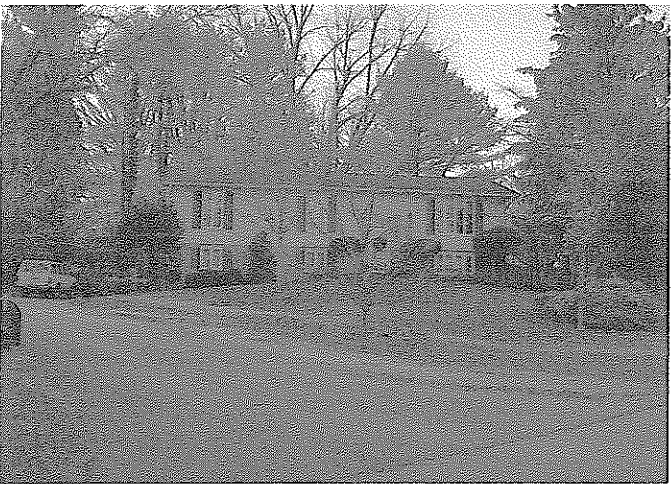
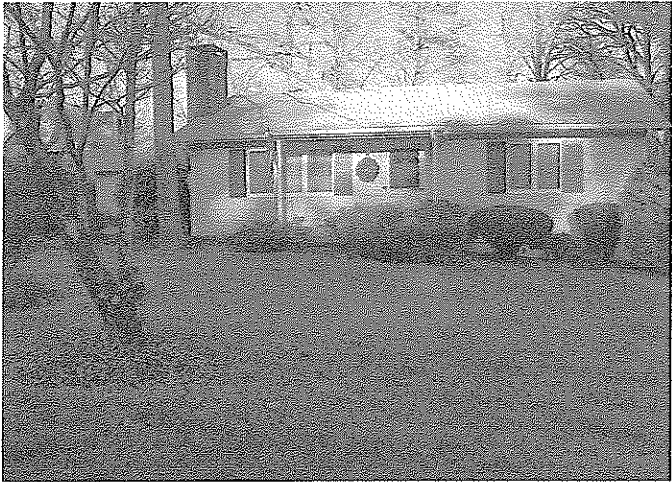
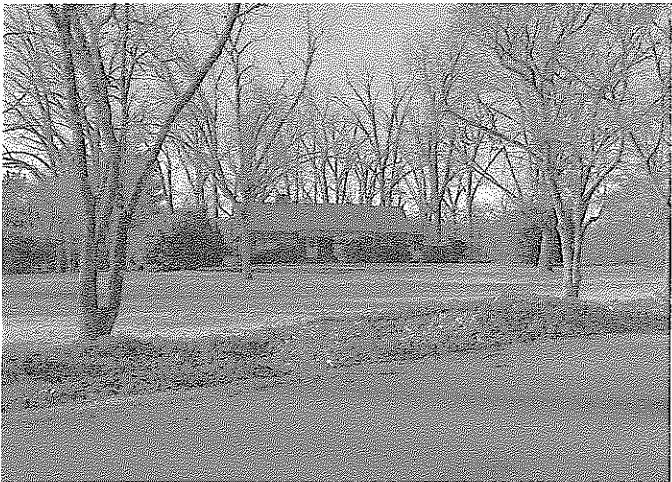
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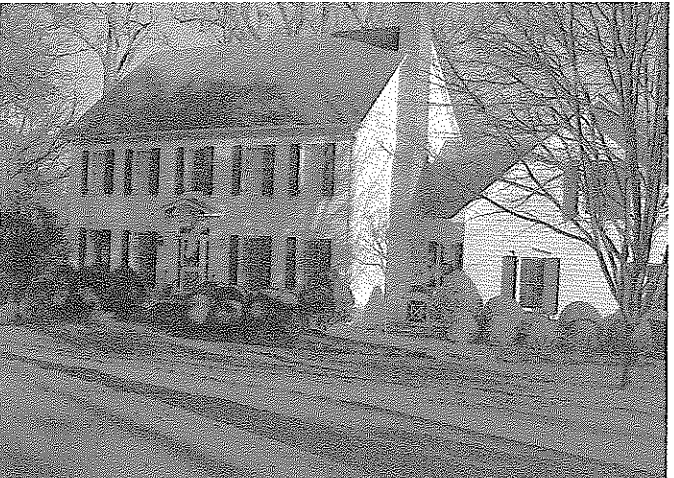
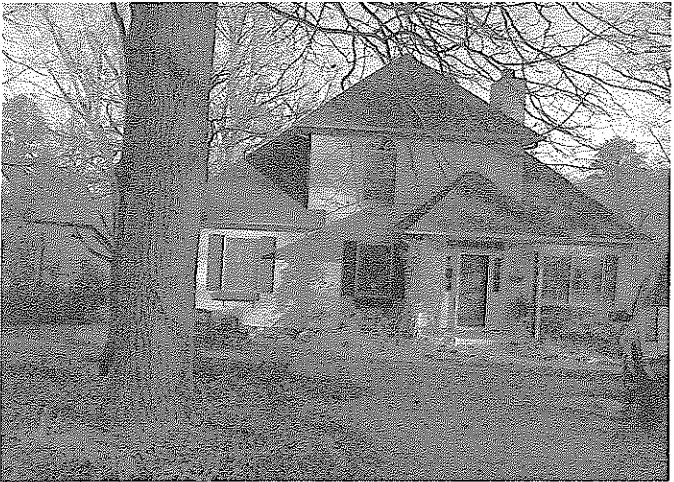
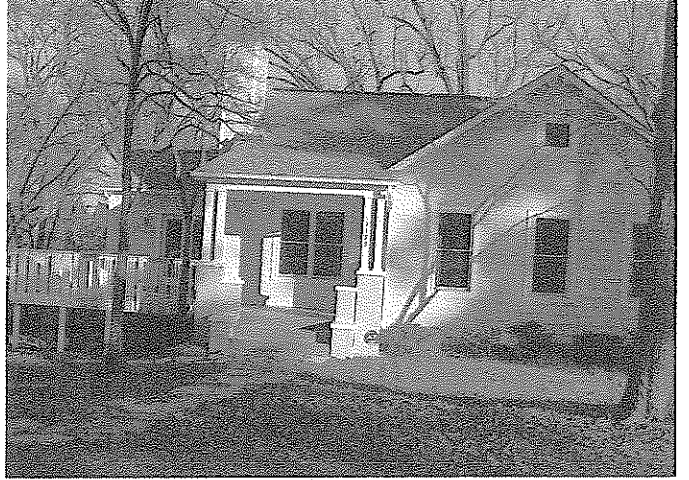
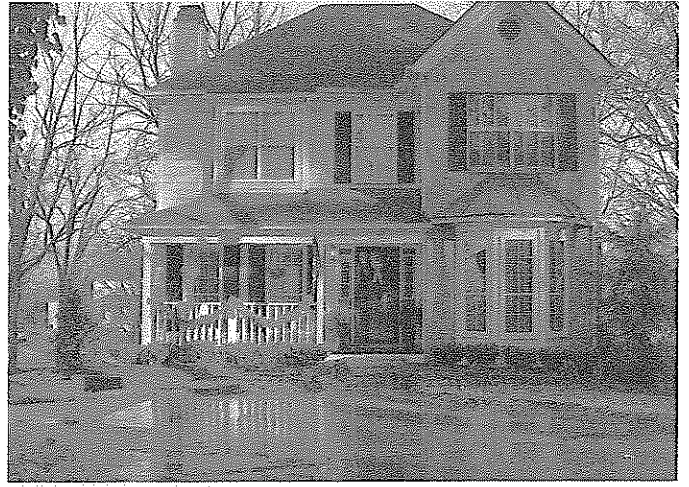
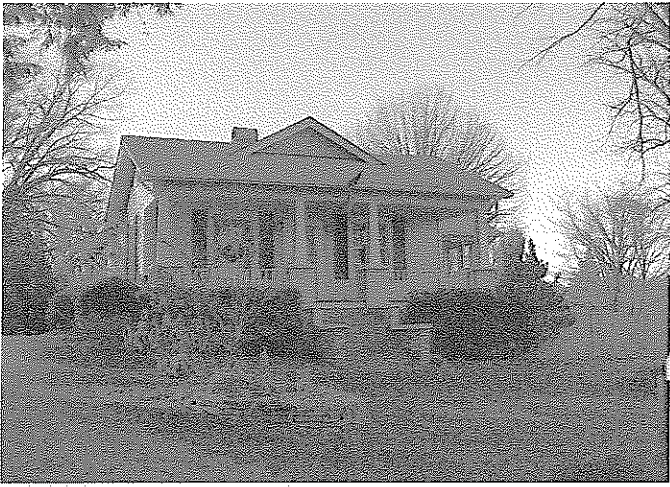
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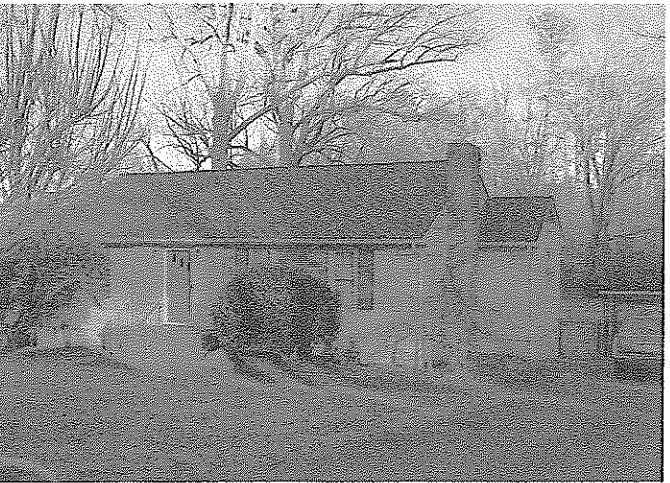
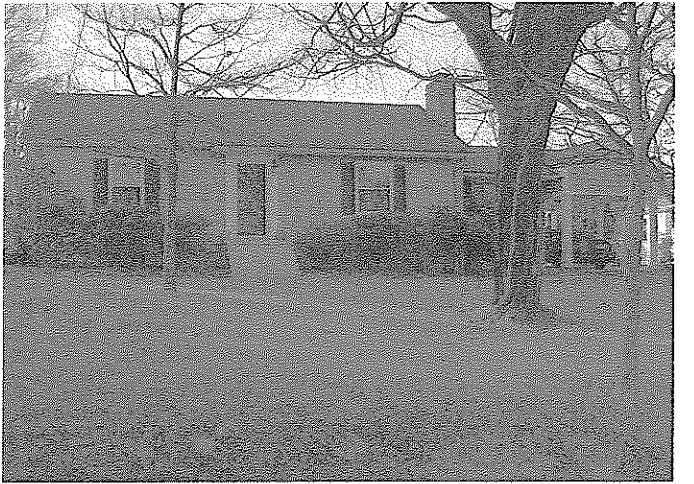
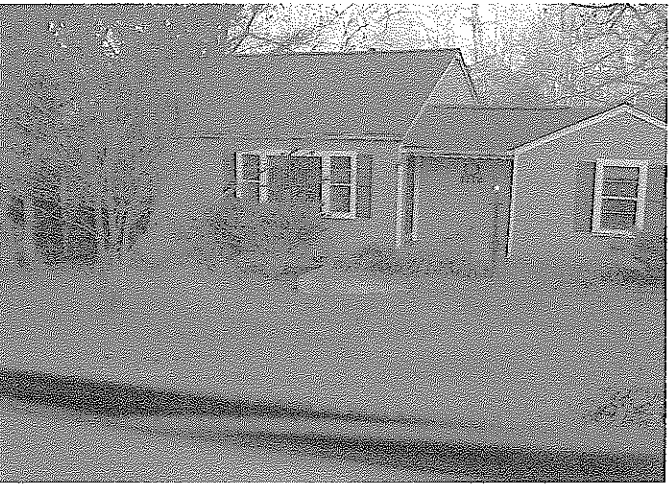
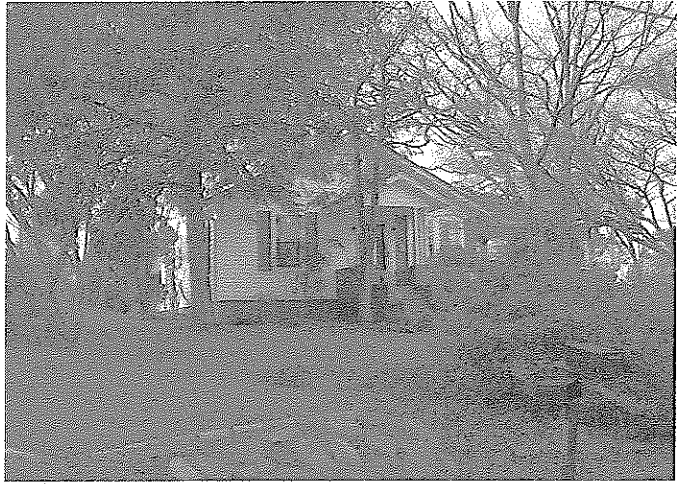
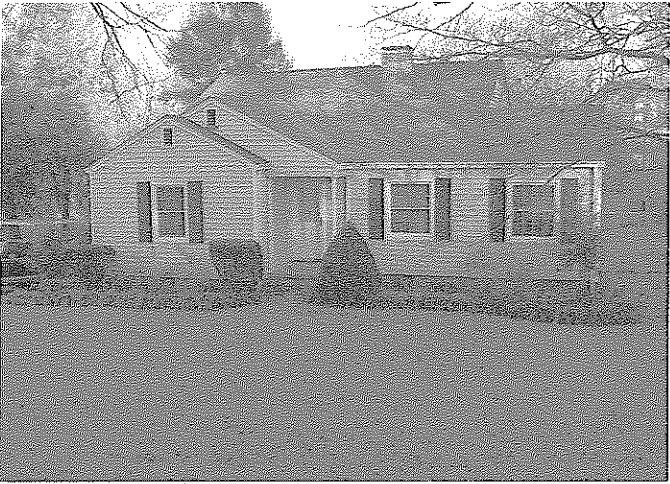
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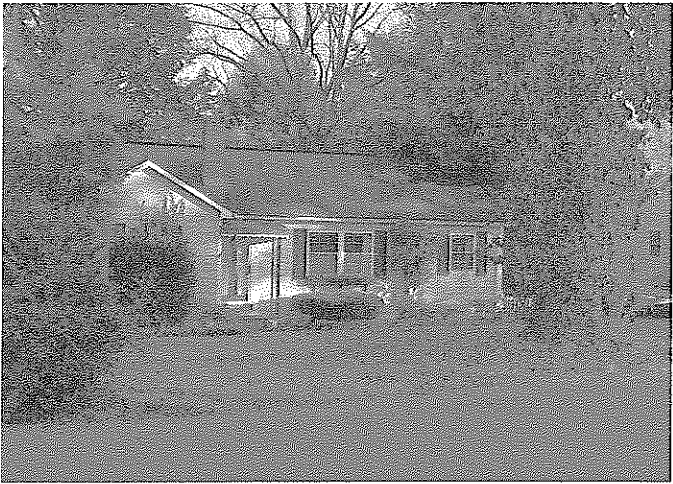
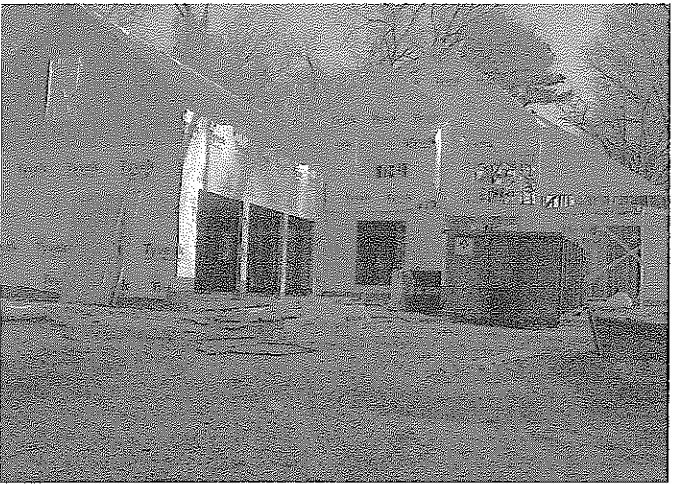
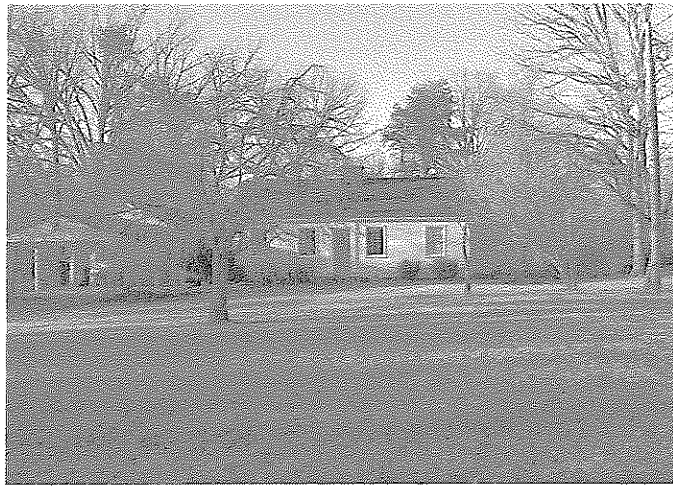
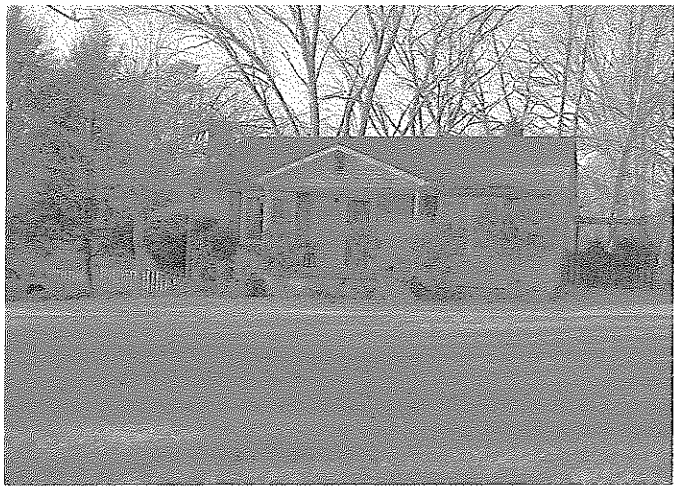
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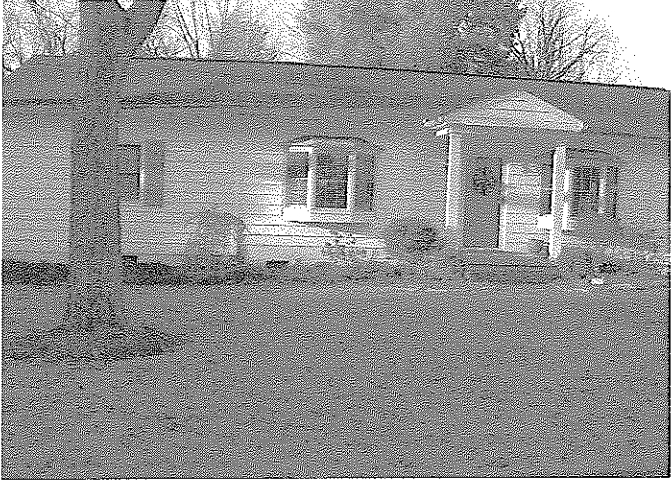












From: Buz Johnson
To: Betty Jo Mahan
Date: 12/12/2006 8:55:44 AM
Subject: Fwd: Victor Jernigan RP-1 rezoning Craig Rd

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 14th 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 14th 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 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 14th 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. 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 with Colonial Forest as the subject line.

Sincerely,

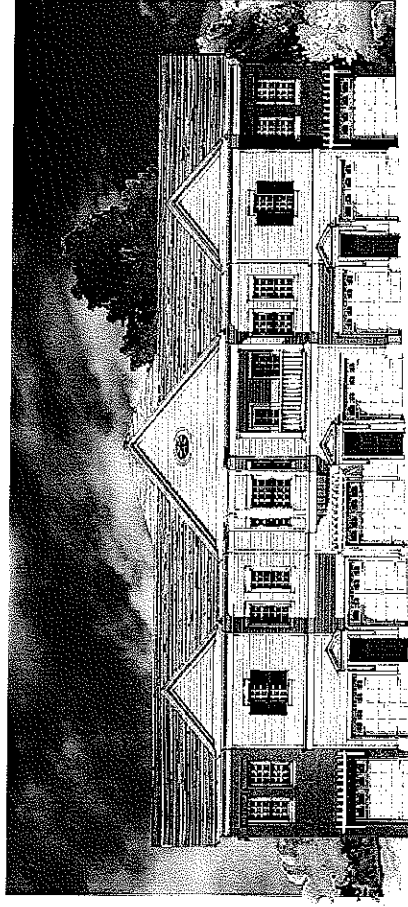
Victor Jernigan.

COLONIAL FOREST - 06445

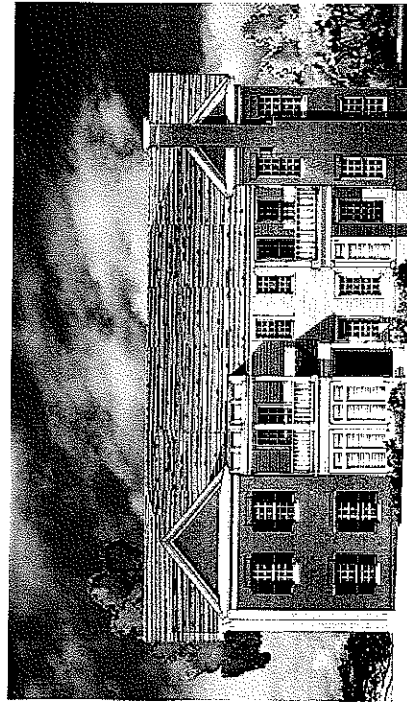
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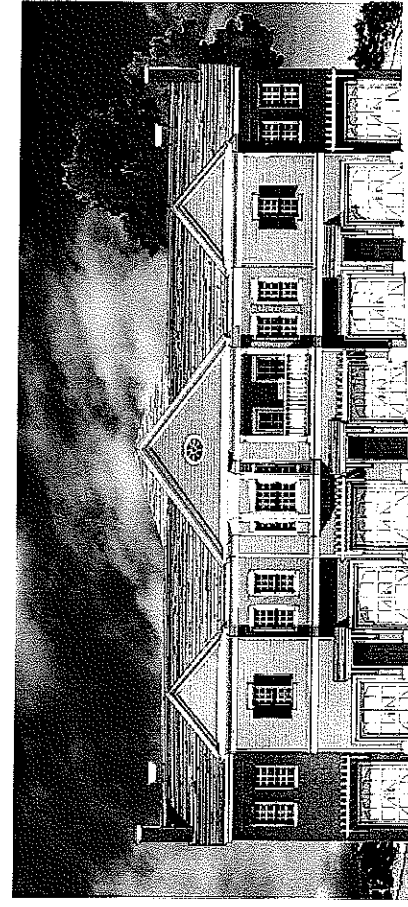
BLUE RIBBON DEVELOPMENT, INC.



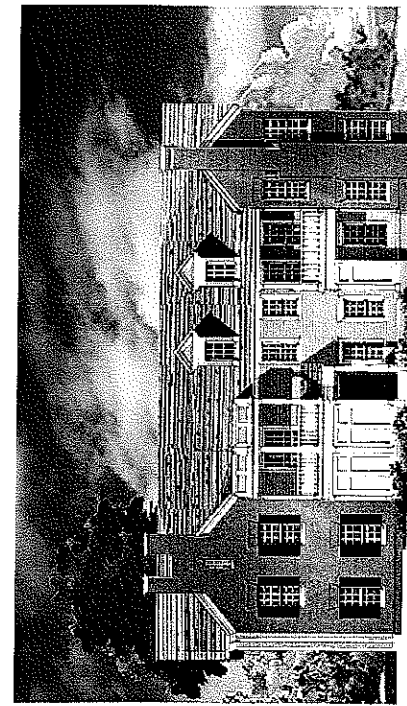
BIG HOUSE BLDG. TYPE I
CHARACTER FRONT ELEVATION



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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 5330 ALPHA ROAD • DALLAS, TEXAS 75240 • 972-701-9636
 LAS VEGAS ORLANDO CHARLOTTE IRVINE NORFOLK



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

>>> "Richard Stair" <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> 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> 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> 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> 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.

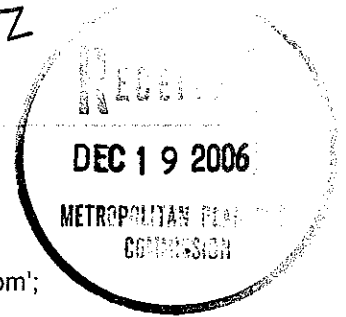
Respectfully,

Mark Lampley
865-588-4446

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 14th (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!**

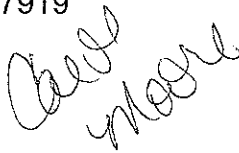
12/17/2006

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!

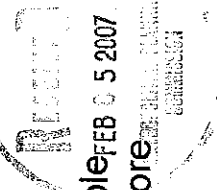
Carol Moore
1101 Craig Road
Knoxville, TN 37919
584-0344
588-7736
660-2620

A handwritten signature in cursive script that reads "Carol Moore". The signature is written in dark ink and is positioned to the right of the typed contact information.

PETITION TO KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

RE: 57. VICTOR JERNIGAN (REVISED) 12-K-06-RZ Northeast side Craig Rd., northwest side S. Northshore Dr., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

We the undersigned residents of the Craig Road/Forest Brook neighborhoods, oppose the request to table the application of Victor Jernigan and Colonial Land Developers for rezoning at Craig Road and Northshore Drive. We request the owner withdraw the application for rezoning.



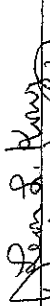



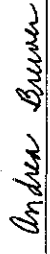






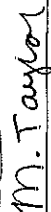

SIGNATURE	PRINTED NAME	STREET ADDRESS	EMAIL	PHONE
<i>Sherry Wallace Barry</i>	SHERRY WALLACE BARRY	1212 CRAIG ROAD	sherry.wb@coldwellbanker.com	588-6280
<i>Carol Moore</i>	CAROL MOORE	1101 CRAIG RD	clmoore@gee.com	588-7736
<i>Mary Anna Beagle</i>	Mary Anna Beagle	1108 CRAIG RD	beagle.m.a@msn.com	584-3365
<i>Jo Van Vleet</i>	JO VAN VLEET	1200 CRAIG RD	jo.van.vleet@comcast.net	584-6005
<i>Mary N. Cole</i>	Mary N. Cole	1310 CRAIG RD.	mnmcole@comcast.net	584-3153
<i>Lorene Allen</i>	LORENE ALLEN	1111 CHARLES RD		584-3777
<i>P.E. Matthews</i>	P.E. MATTHEWS	6506 CHERRY DR.	MPDGL@AOL.COM	588-7658
<i>Preston Matthews</i>	Preston Matthews	6608 CHERRY DR	POMAMINDSPR@comcast.net	588-6495
<i>Thomas R. Reichenbach</i>	THOMAS R. REICHENBACH	1201 BUENA ROAD	JUDYANDRIK@BELLNET.NE	584-4707
<i>Marilyn Holler</i>	Marilyn Holler	1217 CRAIG RD	LTVCOR 8363@AOL.COM	588 0038
<i>Joe Holler</i>	Joe Holler	1112 CRAIG RD	LTVCOR@AOL.COM	584 9503
<i>Vicki Hindman</i>	VICKI HINDMAN	1218 CRAIG RD	VICKI@HTS.NET	588-5216
<i>Dianne Lemieux</i>	DIANNE LEMIEUX	1220 CRAIG RD	DLEMEUX52@comcast.net	5889075

1/5
LMA

PETITION TO KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

RE: 57. VICTOR JERNIGAN (REVISED) 12-K-06-RZ Northeast side Craig Rd., northwest side S. Northshore Dr., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

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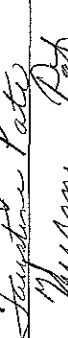
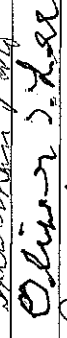
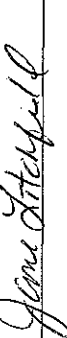


SIGNATURE	PRINTED NAME	STREET ADDRESS	EMAIL	PHONE
	Leon L. Konz	1220 Craig Rd	leon.konz@comcast.net	558-0040
	Donald H. Parnell	1214 Craig Road	kvil@parnellk@aol.com	584-5886
	Norman J. Miller	1315 Craig Road	nmiller33@msk.com	588-9795
	Carol Parnell	1214 Craig Rd	kville.parnells@aol.com	584-5886
	Andrea Brewer	1300 Forest Brook Rd	ABrew@comcast.net	584-7435
	Terrie Criggs	1118 CRAIG RD	TERRIE C1685T@BELLSOUTH	909-9709
	Alan M. Irvin	1113 CRAIG RD	AIANART1@web.TV.NET	584-4227
	Sharon H. Irvin	1113 Craig Rd	Hope1113@webtv.net	584-4227
	John L. McDaniel	1006 CRAIG RD	JOHN.MCDANIEL@STATE.TN.US	323-1606
	Frank Uchamowski	1118 Craig Rd	cribsht@bellsouth.net	909-9808
	John Taylor	1122 CRAIG RD	JOHN4066@STAYON@GMAIL.COM	951-2572
	Meghan Taylor	1122 CRAIG RD	MeghanBTaylor@gmail.com	951-2572
	Jim Jones	1207 CRAIG RD		584-5691

2/5
LWA

PETITION TO KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

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SIGNATURE	PRINTED NAME	STREET ADDRESS	EMAIL	PHONE
	ALLISON SMITH	1219 CRAIG RD.	aklesse@comcast.net	330-3602
	FRED SMITH	1219 CRAIG RD.	fred.smith_iv@hrh.com	330-3602
	JOHANNA STIEBERT	6629 CHERRY DVE	jstiebert1@utk.edu	588-5085
	Steve Phillips	1310 CRAIG RD	steve.phillips@hotmail.com	588-3153
	Erin Carroll	66021 Cherry Dr	erincarro1@hotmail.com	885-7851
	Jeff Henze	6607 Cherry Dr	x78henze@hotmail.com	588-8934
	Kenneth Jackson	6609 Cherry Dr.		265/588-3967
	Kenneth Jackson	" "		"
	AUGUSTINE PATE	6605 CHERRY DR		588-3857
	Thurman Pate	6605 Cherry Dr		588-3857
	Oliver S. Bee	6570 CHERRY DR.		588-1856
	Jane Litchfield	6611 Cherry Dr	brucejane2bellsmith.net	602-3557

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LMA

PETITION TO KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
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SIGNATURE	PRINTED NAME	STREET ADDRESS	EMAIL	PHONE
	Bliss Pierce	1218 CRAIG		865-598-5216
	LAURA S BENTON	1208 CRAIG RD	laura.sbenton@comcast.net	584-2918
	Tom Benton	1208 CRAIG RD	tbenton111@comcast.net	584-2918
	Carter Warren	1120 CRAIG RD	carter.warren@chfmail.com	805-5171
	Lucian M. Abernethy	1117 CRAIG RD	labernethy44@comcast.net	584-4228
	IRESCHA Snyder	1124 CRAIG RD	boto@comcast.net	584-6641
	TIM VAN VLEET	1200 CRAIG RD.	TimVANVLEET@comcast.net	584-6605
	Carol Devenski	1201 CRAIG RD.	caroldevenski@comcast.net	584-0465
	Paul Devenski	1201 CRAIG RD.	"	"
	Tiffany Siler	6824 GLENBROOK DR.	Tiffany.Siler@bancfi-arentis.com	558-9170
	Thomas Siler	8824 Glenbrook Dr.	thommas.siler@ubs.com	558-9170
	JAMES C. KELLY, JR.	6804 Glenbrook Dr.		588-7293
	Jerry & Ann Bedic	6805 Glenbrook Dr.		588-9351

4/5
LWA

PETITION TO KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

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SIGNATURE	PRINTED NAME	STREET ADDRESS	EMAIL	PHONE
<i>Suzanne Carrithers</i>	Suzanne Carrithers	6800 Glen Brook Dr.	scaruth@bellsouth.net	584-7522
<i>Craig Courier</i>	CRAIG COURIER	6716 Glen Brook Dr.	lynccollor@bellsouth.net	588-5199
<i>Bob Schwab</i>	BOB SCHWAB	6717 GLENBROOK DR	Schwab@comcast.net	588-7022
<i>Sarah Schwab</i>	Sarah Schwab	6712 Glenbrook Dr.	Schwab@comcast.net	588-7022
<i>Doug & Leslie Matthews</i>	Doug & Leslie Matthews	6713 Glenbrook Dr	1estrem3@comcast.net	588-9863
<i>Derek Johnson</i>	Derek Johnson	1211 Buena Rd	jderekj@hotmail.com	310.595.0097
<i>Kevin Charlins</i>	Kevin Charlins	1211 Buena Rd	KevinCharlins@comcast.net	615-28-7069
<i>Phillip Burnette</i>	Phillip Burnette	1212 Buena rd	phburnette@juno.com	584-7430
<i>Mary K. Burnette</i>	Mary K. Burnette	1212 Buena rd	phburnette@juno.com	584-7430
<i>Emily Millar</i>	EMILY MILLAR	1208 BUENA RD	emilypsmiller@gmail.com	567-1902
<i>Katherine Milligan</i>	KATHERINE MILLIGAN	1704 BUENA RD	kmilliga@msk.edu	584-4558
<i>Jason Wolfe</i>	Jason Wolfe	1204 Brook Glen Rd	jevwolfte@yahoo.com	588-0260
<i>Robyn Brookshire</i>	Robyn Brookshire	1325 Craig Rd.	Rbrookshire@yahoo.com	356-9361

57
LINK

**VICTOR
JERNIGAN**

108 STEKOIA LANE, SUITE 103, KNOXVILLE, TN 37912 • 865-938-7368 • FAX: 865-938-7371

12-K-06-RZ

February 05, 2007

Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902

Dear Staff,

Since the postponement of the Colonial Forest rezoning in December, I have been unable to obtain enough additional information to answer my questions much less the questions of the Forest Brook neighborhood. These answers will take more time to obtain than is reasonable for both the landowner (who has other buyers for the land) and the neighborhood. Therefore, I am withdrawing from this project and will be asking the MPC to Table the rezoning. The request to Table the rezoning will allow the owner to have further discussions with other potential buyers who may want to build attached housing at some lesser density and style than the Big House concept that was proposed.

Although I am no longer involved, the issues that impact this land and the neighborhood will continue. The decisions about this property are similar to debates about land use and sprawl that are well publicized in Knoxville and other cities across America.

One of the reasons that I chose to live in the Forest Brook area is because it is, in the truest sense of the word, a neighborhood. For over 60 years, the interactions of the people, their children and now their grandchildren have defined a way of life that is that is rare in any community. The involvement of each person with their neighbor is not because of sidewalks, architectural controls or parks, because they are not there. However, one common thread is that the people that moved into this small part of Knoxville have been optimistic, hard working and family oriented.

After the land east of Park Glen was acquired by the Colonial Park Company in the early 1900s, the first families moved from the city into the country in order to purchase affordable housing and open space for their families. From the 20s - 50s the land was subdivided multiple times. Home sites of more than an acre were divided so that family members and others could have land in the country. As more farm land was added the original design of the neighborhood, which had resembled Westmoreland Heights, was completely changed. Colonial Circle was renamed Craig Road. The new road was redesigned to connect Lowes Ferry (Northshore) to Westland and more land was divided into smaller lots to help lower the cost of ownership.

The real growth occurred in 1955 when the Meek Farm was purchased and the Forest Brook subdivision was started. The homes were larger and in a different style than those in the Colonial Park Addition which had been 750 -1,200 square foot in a craftsman and bungalow style. The new homes were mainly split levels interspersed with the occasional ranch and two story home and generally ranged in size from 1,000 -1,800 square feet.

When Forest Brook started, it was still beyond the range of telephone, sewer and bus service but the homes were bought by young families almost as quickly as they were finished. The homes were affordable and gave their children a place to play. The homes are still some of the most affordable in this zip code but it is rare that any are now a starter home. Part of this is due to the fact that the average home is now almost 1,800 square feet and has a value of in excess of \$200,000. Over the years, the homes have been substantially remodeled and have consumed the open space on their own lots. Garages have been enclosed; detached garages built; walkways to connect to the detached garage and room additions almost as large as the original house have been added. The other reason is that people do not sell. They want to stay in the area as long as possible.

The lack of available land in the Bearden area combined with the ability of many families to own a "McMansion" will force a change, whether it is wanted or not, upon Forest Brook. When I began the rezoning process, the goal was to continue what had been done many times before by subdividing the property to keep the price of homeownership as reasonable as possible. Because density is the enemy of sprawl, I had proposed 32 condos that would be targeted to older buyers and young professionals. At an average size of 1,600 square feet, the condos would have been close to the Forest Brook average. The anticipated price of over \$200 per square foot was above most other new and existing homes in the area.

Now the vacant lots at the corner of Craig Road and Northshore will most likely be sold to builders that will construct beautiful homes similar to the homes along Sherwood Drive and Stone Mill in Westmoreland Heights. Although nothing has yet been determined, the homes will probably range from 4,000-7,000 square feet at a price range of \$700,000 - \$1,200,000+. No one can predict the future for Forest Brook, but when the large homes were constructed on the west end of Sherwood Drive, the lots of many of the smaller homes in Westmoreland became more valuable than the homes. The teardowns started almost immediately.

Traffic issues have been a well publicized problem in Forest Brook since it was annexed into the city in 1961. Previously most of the traffic concerns were caused by residents driving too fast in their own neighborhood. This has been exacerbated by the continued residential construction along Northshore. Whether the buyers of the condos would have caused more traffic than the families that will buy the new homes is an unresolved issue.

Forest Brook could not be built today. The roads are substandard. There are inadequate storm water controls. Forest Brook is the current definition of sprawl because as a subdivision it took open farm land on the edge of the city and turned it into half acre lots. Regardless of how the houses have changed and evolved from what was first conceived and how they will now change again, the neighborhood has really remained the same. It has been defined by the people that choose to live here, not the shape or size of their house. Maybe this feeling was best described in an essay about Forest Brook by Heidi Shafer Shuler in the late 1990's which ended: "May you make many memories and may your children look back upon this time as a wonderful place to grow up, full of magical memories." I hope that is the one thing that never changes.

Sincerely,

Victor Jemigan

Betty Jo Mahan - Re: Victor Jarnigan RP-1 Rezoning on Craig Road

From: "Sherry Wallace Barry" <sherrywb@coldwellbanker.com>
To: <buz.johnson@knoxmpc.org>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <chesternpc@webtv.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <Rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 2/6/2007 10:14 AM
Subject: Re: Victor Jarnigan RP-1 Rezoning on Craig Road

To everyone involved in this important decision that will affect the future of a family-friendly neighborhood:

As an active Realtor in the Knoxville and surrounding areas, more and more young families are seeking neighborhoods like Forest Brook. It's not easy to find a convenient location with well-built homes, good schools and shopping, connected and friendly neighbors, safe streets and byways for walking, mature trees and landscaping, etc....

Forest Brook has all of this. When you add the density that has been requested by Victor Jarnigan, you destroy a way of life that can never be regained. Forest Brook has maintained this way of life for over 40 years. I hope you will seriously consider denying the rezoning application for the intersection of Craig Road and S. Northshore Drive at your meeting Thursday, February 8, 2007.

If the multi-family units had egress and ingress via Northshore Drive, our neighborhood could possibly survive this density. With the only access to/from Craig Road, the neighborhood would surely be compromised.

Thank you for your serious consideration of this rezoning.

Sherry Wallace Barry

(865) 588-6280

1212 Craig Road

SHERRY WALLACE BARRY
"SELLING HOMES IN MY HOME TOWN!"
sherrywb@coldwellbanker.com
(865) 584-4000 office/page
(800) 755-0480 office/page
(865) 558-8128 fax

"Life may not be the party we hoped for...but while we're here we might as well dance!"

>>> "Smith IV, Fred" <Fred.SmithIV@HRH.com> 2/5/2007 12:20 PM >>>
Buz et al.,

12-K-06-RZ

AGENDA ITEM 57

Thank you all for volunteering your time to the MPC. My wife and I appreciate the service you provide to the community by hearing these important matters as well as our concerns.

I am a second generation resident of the Forest Brook community residing at 1219 Craig Rd. I am very concerned of the potential rezoning of the property located at the intersection of Craig Road and S. Northshore for a number of reasons. Foremost of these is that the rezoning would pave the way for a variance from the special and historical character of our single family home (R-1) neighborhood. Our neighborhood which includes Craig Rd. is a wonderful and safe community in which to raise a family and live in peace. Everyone enjoys the ability to work in their front yards or walk in the streets with their pets or kids and not have a concern for their safety, which leads me to another growing concern over the potential rezoning.

The traffic situation on Craig Road has gotten quite serious as it is commonly used as a cut through from Westland to Northshore or vice-a-versa. Without a stop sign or speed bump to hinder the traffic, cars and trucks are often speeding along at well over the posted speed limit of 30 MPH. As the proposed development would have the only available ingress/egress onto Craig Rd, this would increase the traffic considerably. Further, as the intersection of Craig and Northshore is at such a blind angle as to preclude a left turn, most vehicles traverse the entire street to exit on Westland.

I also do not believe that planned multi-unit dwellings are the best use for this property, nor would they be in keeping with the immediately surrounding areas and homes. The property in question could support several single family homes and still provide adequate gain to any developer.

The final issue that surrounds this proposed rezoning and development that concerns me is the effect it could have on property values of the homes on Craig Rd, Cherry Rd. and the larger Forest Brook community. Home prices in the neighborhood are higher than some similar communities specifically because of the central location and unique feel that it has. It is truly a special place to live and we would like to try to keep it that way.

I would like you to carefully consider the issues at hand and the larger unified position of our neighborhood with respect to the rezoning and either DENY the rezoning application or require that Mr. Jarnigan WITHDRAW his application at the February 8th MPC meeting.

Respectfully Yours,
Fred W. Smith IV
HRH of Tennessee, Inc.
120 Market Place Blvd.
Knoxville, TN 37922
(P) 865.251.5280
(F) 865.251.5271
fred.smith_iv@hrh.com