

From: "Sandra Twardosz" <stwardos@utk.edu>
To: <bettyjo.mahan@knoxmpc.org>
Date: 1/8/2007 12:00:27 PM
Subject: Weaver request for rezoning of former Maxey property 1-T-07-RZ

Hello,

I wish to voice my opposition to any rezoning that would allow Weaver to increase the density of the housing that he wants to place on the former Maxey property. He is already approved to build a large number of condos, far more than should be put there given the traffic and sewage problems. Now he wants more when he can't sell the ones he has already built. There is too much housing in the area, the housing market is down, and the winding roads with blind curves are not safe for more traffic. He should not be allowed to build anything else unless he has sold it in advance.

Sincerely,

Sandra Twardosz
3513 Maloney Rd.
Knoxville, TN 37920
865-573-7409

From: <wwpterry@comcast.net>
To: <bettyjo.mahan@knoxmpc.org>
Date: 1/8/2007 7:23:42 PM

To whom this may concern.

I would like to express my objection to any density increase to "The Gazebo" project. This development was already turned down for a higher density in the years ago.

The staff of the MPC made very good and fair recommendations to the board several years ago when this project was first submitted. Unfortunately, the MPC board made un studied adjustments to the staff's recommendations that were very un justified.

The Developer made deals with the county to change the location of the sewage lift station to the adjacent park. As you know the Developer did not hold up his end of the deal with the county to build a pavillion.

I believe the developer of this almost bankrupt project is trying to add maximum density to make this property easily saleable to another developer.

I would like to request that the MPC staff speak with Senior Director, Doug Bataille. As I understand Mr. Bataille had major problems with this Developer.

I hope I have e-mailed this letter to the correct person, if not please forward to the correct person or persons.

Thank You,

Bill Terry
4112 Maloney Road
cell 389-6756

From: <LCVaughn@comcast.net>
To: <contact@knoxmpc.org>
Date: 1/9/2007 2:09:13 PM
Subject: rezoning Maloney Road

To all members of Knox MPC regarding file # 1-T-07-RZ
(Dennis J. & Janna R. Weaver)

As residents of Maloney Road we are strongly opposed to the
rezoning of the above mentioned section.

Thanks for your consideration.

Emmet & Linda Vaughn

From: "Mary Sullivan" <mwsul@comcast.net>
To: "MPC" <contact@knoxmpc.org>
Date: 1/10/2007 1:51:13 PM
Subject: rezoning proposal - Maloney Rd. and Ginn

My name is Mary Sullivan. I reside on Maloney Rd. in Lakemoor Hills. Please register my opposition to the proposal to rezone 1.4 acres at Maloney at Ginn from agricultural to residential (RP-1 low density)

Thank you.

Mary Sullivan

#8)

From: "Sandra Twardosz" <stwardos@utk.edu>
To: <bettyjo.mahan@knoxmpc.org>
Date: 1/8/2007 12:00:27 PM
Subject: Weaver request for rezoning of former Maxey property

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Sincerely,

Sandra Twardosz
3513 Maloney Rd.
Knoxville, TN 37920
865-573-7409

From: "Terrell" <kerr@landmarktrucks.com>
To: <contact@knoxmpc.org>
Date: 1/10/2007 2:36:27 PM
Subject: Gazebo Point Old Maxey's Boat Dock Property

I would like to register my complaint about changing the zoning from Agricultural to multi family especially allowing apartments on this property. We have plenty of traffic on Maloney Road and Ginn Road at this time. As a matter of fact my mother was killed less than a half a mile from this property while turning in from Alcoa Highway onto Maloney Road last May 1, 2006. Also, if the current developer is asking for this I cannot see allowing further building by this party. None of the townhouses have sold probably due to the apparent poor design or construction. The properties look bad from the river side. They are not symmetrical and look disjointed. This of course is an opinion but one must consider why none have sold to date.

Terrell Kerr

3801 Maloney Rd.

Knoxville, TN 37920

865-577-4119

865-660-8806 cell

CC: <tp.kerr@Comcast.net>

Opposition to Agenda item #81 attn. Ken Pruitt

From: <TNROBLS1@aol.com>
To: <Contact@knoxmpc.org>
Date: 1/11/2007 9:50 AM
Subject: Opposition to Agenda item #81 attn. Ken Pruitt

Hello Mr. Pruitt,

My father and I would like to register our opposition to all 4 sections of item #81. The Gazebo Point at Waterford Cove has not impressed us or anyone we know of, and does not have the potential to be beneficial to our neighborhood in the future. Thank you for your anticipated cooperation.

Your Citizens,

Rob Ellis
3505 McCarrell Lane

Robert Ellis, Sr.
3504 McCarrell Lane

From: "Susan Herndon" <SPHerndon@msn.com>
To: <contact@knoxmpc.org>
Date: 1/11/2007 11:37:24 AM
Subject: Opposition to MPC Rezoning Proposal scheduled for hearing on 1/11/07 hearing as Agenda Item #81

This is intended to register my opposition to the proposed rezoning from Agricultural to Residential (RP-1 Low Density) of approximately 1.4 acres located on the Southwest side of Maloney Road, Northwest of Ginn Road in South Knoxville, which is currently scheduled for hearing on 1/11/07 as Agenda Item #81.

Apparently, this rezoning request is intended to lay the foundation for expanding, yet again, the development plans relating to Gazebo Point at Waterford Cove. As a resident of the South Knoxville neighborhood which will be adversely impacted by any such expansion, I oppose this rezoning proposal. First, any expansion of the Gazebo Point project would be out of character with both the immediate neighborhood and the area in general. Second, the neighborhood cannot handle the added traffic that would come from expanding the Gazebo Point project. This project is located at the worst possible point in terms of convenience and safety of residents (and their guests) entering and leaving the neighborhood. There are only three, two-lane roads that provide access to the entire neighborhood -- all of them exit onto Alcoa Highway. One of the roads, Ginn Road, is extremely narrow and also hilly making it dangerous to drive (particularly if you meet traffic coming the other way or if the sun hits you directly in the eyes in the afternoon as you crest the hills driving west). Traffic from the land in question exits onto Maloney Road near the intersection with Ginn Road creating congestion and safety issues (these are two of the three access roads to the neighborhood). Moreover, the point at which traffic exits the land in question is very near a dangerous blind curve on Maloney Road and not far from yet another blind curve further down Maloney. [In fact, I found it odd that the developer was granted a variance that allowed the club house building to be built very close to Maloney Road (across the street from Raines Lane) just as one comes to the last part of a dangerous blind curve when driving out of the neighborhood. This does not help visibility for motorists on Maloney Road or for those exiting the development].

Before voting on the measure, all the MPC Commissioners should come and examine the development in question. Look at the character of the neighborhood and compare it to the character of the Gazebo Point project plans. Look at the traffic safety issues. And go into the development, past the Club House, and enter the alleged "luxury" condos and see how, what could have been a tasteful, high-end, profitable development (on lakefront property with views of the mountains located next to a public park), has failed on all fronts. The promised upscale development and beautiful views have been ruined by a variety of problems including: the developer's insistence on trying to crowd as many condos and boat slips as possible onto the site; poor condo design and building placement; the mass quantities of ugly, metal boat slips (which not only ruin the view but also block most of the inlet for use by the public and other lakefront property owners); poor building quality; and the use of building materials that do not match the level needed to be considered upscale (much less luxury) condos. Apparently, the development has been plagued by financial problems exasperated by the developer's focus on quantity rather than quality. Additionally, the public park has been reduced in size and beauty due to the decision to place the KUB pumping station in the small park instead of placing it on the developer's property and hiding it behind a fence on the developer's site. [Did the developer

even ever manage to make good on his promises regarding improvements to the park?]. To allow the development to expand further would be irresponsible and to the detriment of the neighborhood, South Knoxville, and the natural beauty of the environment.

Please vote to protect our neighborhood.

Thank you for your consideration of this matter.

Susan Herndon
3883 Maloney Road
Knoxville, TN 37920

From: <wwpterry@comcast.net>
To: <contact@knoxmpc.org>
Date: 1/10/2007 7:49:13 PM

Re: "The Gazebo at Waterford Cove"

As a resident of Lakemoor Hills Subdivision I am pleading to you and your staff not to let the Developer make changes to the property which he has already ruined. The "Gazebo" needs to be looked into further than just looking at a motion to change a parcel of land for development.

First of all The Developer has already deviated from the original drawings submitted 2 years ago. He made a deal with the park commission in exchange for a Sewage Lift Station in our park. Please call Doug Batelle and ask him about dealings with this Developer.

Second, The Developer pulled many building permits for this development that were undervalued. Thus saving money on building permits.

Third, The Developer made statements to the MPC that he needed many boat docks for the residents of the community. There has not been 1 boat slip rented since the boat dock was built 2 years ago.

I believe this change to residential is a desperate attempt to try and build apartments or rental housing.

Please look at all of the facts before ruling on this matter!

Thank You,

Bill Terry
4112 Maloney Road