

**From:** Roger Bowlby <tig6884@yahoo.com>  
**To:** <dan.kelly@knoxmpc.org>  
**Date:** 2/19/2007 2:51:28 PM  
**Subject:** Use on Review at Maloney Road and Ginn Drive

1-N-07-UR

Dear Commissioner Kelly:

I have lived in Knoxville for 42 years, and on Tall Pine Lane in Lakemoor for 33. I am writing to urge you to oppose modification of the site plan for Gazebo Point at Waterford Cove. I consider the proposed changes as radical, amounting to a new site plan. They are not compatible with the surrounding rural area.

During my 33 year stay in Lakemoor my quality of life has deteriorated as more and more people and automobiles have moved into an area with roads that were only marginally adequate in 1974. If you have a magic wand I'd ask you to undo much of the development that has taken place. Since you don't I would hope that you can do your best to stabilize the situation and stall future deterioration.

Respectfully submitted by Roger L. Bowlby, 2520 Tall Pine Lane, Knoxville 37920.

My phone number is 577-0335.

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Need a quick answer? Get one in minutes from people who know. Ask your question on Yahoo! Answers.

I-N-07-UR

**From:** <MaggieTraLa@cs.com>  
**To:** <joseph49@bellsouth.net>, <ken.pruitt@knoxmpc.org>, <dan.kelly@knoxmpc.org>  
**Date:** 2/19/2007 2:06:42 PM  
**Subject:** Rezoning and Gazebo Point

Dear Sirs:

I am writing to voice my opposition to the rezoning of the 1.4 acres at Maloney Road and Ginn Drive. I am also opposed to the modifications proposed for Gazebo Point to permit 3-4 story buildings and any additional units! This area has always been rural in nature, and we would like to keep it that way! These changes are not compatible with the character of the neighborhood, and these changes are an attempt to nullify the compromises that were worked out four years ago. In addition, Maloney Road, especially at that point, is a narrow two-lane road with very several VERY dangerous curves. Increased traffic at the level that this proposed development would create would be extremely congested and dangerous. Please do not permit these changes to be approved!

Margaret Goodman  
3824 Maloney Road

Joyce G. Whedbee

FN-07-UR

#74

2/15/07

FEB 26 2007

Mr. Pruitt,

I oppose the rezoning request for change on Maloney Rd. at Seim Rd. (13514 A007). We do not need more Condos or Apts. on this narrow road. We have had 5 neighbors killed on or around Maloney Rd. since I have lived here (40 yrs). The Condo builders have not stuck to the original plan as approved.

Joyce G. Whedbee  
3588 Cecil Pike

H.T. 37920

**Knoxville/Knox County Metropolitan Planning Commission Use on Review Proposal**  
**Second Meeting: Thursday, March 8, 2007, 1:30PM**, Main Assembly Room of the City-County Building  
on Main Street in downtown Knoxville  
**PLEASE ATTEND! NEIGHBORHOOD REPRESENTATION IS IMPORTANT!**  
Agenda Item #Unknown at this time (Contact MPC Offices Friday before the meeting for Agenda Item Number)

**Lakemoor Hills, Timberlake, and Maloney Road West of Alcoa Highway Residents Opposition to the Uses on Review Proposal.**

We, as citizens of Knox County and this neighborhood, oppose the changes to the use of this tract of:

Tax ID Number: 135 H A 007

Jurisdiction: City Council District 1

Location: Southwest side Maloney Rd., northwest of Ginn Dr.

Applicant: Dennis & Jana Weaver

Use on review: Change from 40 townhouse style single-unit condominiums to two 3 & 4 story multi-unit buildings with 31 apartment style condos and only 9 townhouse style single-unit condominiums.

1. Oppose the change in use in order to prevent modifications to the original Gazebo Point at Waterford Cove site-plan where they are proposing to have two 3-4 story multi-unit buildings with 31 apartment style condos and only 9 townhouse style single-unit condos instead of the 40 primarily 2 story (some 3 story) townhouse style single-unit condos. There are no 3-4 story multi-unit type buildings within 5 miles of this location. The proposed changes to the condo development are not compatible with the surrounding area. This area is quite rural, barely suburban.
2. Oppose any additional units over the 40 original units for this condo development. As is, this development would push the limits of the access roads. The development is located between two relatively dangerous curves on Maloney Road. More cars make the curves more dangerous. An alternate route of exit is Ginn Drive, which is a skinny, hilly, barely two lane rural road, not built for heavy, high-speed traffic.
3. Four years ago a lot of time was spent by the developer and residents of the neighborhood to work on an agreeable condo development. There has been no opportunity provided by the developer to discuss this massive change to the original site plan. The original design of this condo development on this finger of land annexed into the City of Knoxville with RP-1 zoning barely meets the aesthetics of the neighborhood. The proposed change of use does not fit with the surrounding area in any way; a public park on one side, residences with acre or more lots on another side, a very small lake cove with a single residence on five acres on a third side.
4. Oppose the Growth Policy Plan classification, Urban Growth Area, of the finger of land called Gazebo Point at Waterford Cove. This is not an urban area. The entire area surrounding this tract of land is zoned Agricultural with residences or a park. Save the character of this neighborhood so future generations may enjoy this wonderful area.

**Before the March 8<sup>th</sup> MPC meeting, please write Ken Pruitt, Dan Kelly, and/or any MPC Commissioners at the Metropolitan Planning Commission regarding this topic and register your opposition, including any or all of the information provided here. Ensure your opposition is registered and recognized for the meeting on Thursday, March 8<sup>th</sup>, 2007.**

MPC Address: ATTN: Ken Pruitt or Dan Kelly, Knoxville/Knox County Metropolitan Planning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902

MPC Phone: 215-2500

MPC Fax: 215-2068

MPC Email: [ken.pruitt@knoxmpc.org](mailto:ken.pruitt@knoxmpc.org), [dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)

Keep copies of letters and e-mails for proof of correspondence.

1-N-07-UR

**From:** <Drveda@aol.com>  
**To:** <ken.pruitt@knoxmpc.org>, <joseph49@bellsouth>, <dan.kelly@knoxmpc.org>  
**Date:** 2/15/2007 3:01:10 PM  
**Subject:** Meetings: February 27 @ 7:00PM and March 8, 2007 @ 1:30PM= RE zoning change

The purpose of this memo is to list my reasons for opposing the Change in Use requested by Dennis Weaver the developer who has failed to comply with his private "handshake" deals.

Reasons for opposition are as follows:

1. The addition of 3 & 4 story apartment buildings will cause an overflow of the sewer pump station Weaver has placed in the middle of the adjacent County Park for his City condos.
2. Parking for tenants & guests will not be adequate for the 40 condos previously approved. During football season when fans are using condo boat docks, I hope they will not use the County Park for overflow parking. This must be prevented.
3. This is not an urban area; to my knowledge that finger of land was annexed solely for the developer. We would like to keep Lakemoor Hills single unit dwellings and traffic safe.

When I attend the meetings, I trust that votes will come from participants who have actually visited the property on which decisions are made.

Veda Bateman, PhD  
3608 Blow Drive  
the developer

**CC:** <LHHA-TN@yahoogroups.com>

**From:** <wwpterry@comcast.net>  
**To:** <dan.kelly@knoxmpc.org>  
**Date:** 2/16/2007 10:59:42 AM

1-N-07-4R

Mr. Dan Kelly

Mr. Kelly I am writing you regarding the "Gazebo at Waterford Cove" development. I am a concerned neighbor that has seen this project slowly move forward and turn into an eyesore.

Unfortunately the Developer has not had a clear plan going into this project from the beginning. There have been many changes from the original concept plan, including relocating a SEWAGE LIFT STATION to our neighborhood park. You should check with the park commission and see how the Developer misled Doug Batielle on this issue.

The property went into Fore closure in December and the Developer filed Bankruptcy so the bank could not take possession. After speaking with the attorney representing the Bank, the Developer and the Bank have agreed on some terms in which the Developer may or may not be able to complete.

In closing I ask you to please not let this Developer make anymore changes especially more density and 4-5 story buildings on this property. I don't want to see this already failing development grow any larger than it has already become.

Thank You, Bill Terry  
4112 Maloney Road

**From:** Sarah Powell  
**To:** Betty Jo Mahan  
**Date:** 3/7/2007 1:21:23 PM  
**Subject:** Fwd: Opposition to Uses on Review Proposal of Dennis & Jana Weaver scheduled for MPC hearing on 3/8/07 (a

>>> "Susan Herndon" <SPHerndon@msn.com> 3/7/2007 1:33:08 PM >>>

RE: Opposition to Uses on Review Proposal of Dennis & Jana Weaver -- Agenda Item # 74

Hearing Date: March 8, 2007

Tax ID No.: 135 H A 007

Jurisdiction: City Counsel District 1

Location: Southwest side Maloney Rd., Northwest of Ginn Road, S.W.

This is intended to register my opposition to the uses on review proposal of the Weavers wherein they are seeking to change the site-plan relating to Gazebo Point at Waterford Cove development which is located off Alcoa Highway in the Lakemoor Hills/Timberlake/Maloney Road neighborhood. Please add my opposition to your official record when considering the Weavers' uses on review proposal.

The proposed changes to the Gazebo Point project would be out of character with both the immediate neighborhood and the area in general. This is not an urban area. There are no 3-4 story multi-unit type buildings within five miles of this small finger-like city annexed location. The original site-plans for the condos, calling for primarily 2 (and some 3) story townhouse style single-unit condos, barely fit in with neighborhood; however, the proposed use changes clearly do not fit in with the surrounding neighborhood. The proposed site-plan use change to urban-apartment style condos will surely just become absentee owner rental properties rather than the upscale-townhouse style residential condos Dennis Weaver promised our neighborhood when seeking support for his original site-plan. To allow the development to expand as the Weavers request would be irresponsible and to the detriment of the neighborhood, South Knoxville, and the natural beauty of the area.

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 (Maloney Road, Ginn Road, and Montlake Drive) -- 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. 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.

Before voting on the measure, 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 so far failed on all fronts. Moreover, 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 developers' property and hiding it behind a fence on the developers' site. [Did the developers step forward and voluntarily make good on promises regarding all of the improvements to the park or did the city/county have to step in?]

Apparently, the project has been plagued by financial problems exasperated by the developers' focus on quantity rather than quality. The promised upscale development and beautiful views have been ruined by a variety of problems including: the developers' 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. Now, it even appears that sections of the boardwalk the developers built at the waters edge are already falling apart. The latest changes sought by the Weavers will simply serve to contribute this disturbing trend that poses a serious threat to the character and beauty of our neighborhood.

As a long time resident of the South Knoxville neighborhood that will be adversely affected by any further expansion of the Gazebo Point at Waterford Cove development, I am asking that you help protect our neighborhood by rejecting the Weavers' uses on review proposal.

Thank you for your consideration of this matter.

Susan Herndon  
3833 Maloney Road  
Knoxville, TN 37920