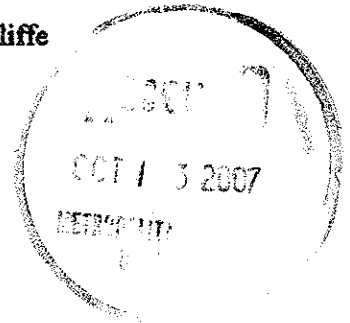


William and Barbara Cunliffe
10608 Chevy Drive
Knoxville, TN 37922



Mr. Ken Pruitt
Metropolitan Planning Commission
400 Main Street
Knoxville, TN 37902

RE: 10-D-07-SP & 10-Q-07-RZ Travis Fuller

October 13, 2007

Dear Mr. Pruitt,

We are faxing to the MPC this letter and a copy of an article that appeared in the Knoxville News Sentinel last week. Ed Marcum is the author of the article: "Residents Oppose Canton Hollow Road Complex." The article was written on October 10, 2007.

We request that these pages be included in the Fuller file.

Thank you for your consideration in this matter.

Respectfully,

W B Cunliffe
Barbara R. Cunliffe

William and Barbara Cunliffe
Homeowners
Lovell Hills Subdivision



Date: Friday, October 12, 2007 10:04 AM
From: NewsBank -- service provider for Knoxville News-Sentinel Archives <newslibrary@newsbank.com>
To: cunliffe@chartertn.net
Subject: Knoxville News-Sentinel Document

Knoxville News Sentinel (TN)

Knoxville News Sentinel (TN)

October 10, 2007

Residents oppose Canton Hollow complex

Author: ED MARCUM marcum@knews.com Ed Marcum may be reached at 865-342-6267.

Section: West Knox
Page: 60

Article Text:

A proposal to rezone 16 acres on Canton Hollow Road for an apartment complex is drawing stiff opposition from area residents complaining of the traffic it could add on narrow, winding local roads.

The Metropolitan Planning Commission has the proposal on its agenda for Thursday, Oct. 11.

Travis Fuller has filed plan amendment and rezoning requests in order to change a 16-acre site on the northeast of Canton Hollow Road southeast of Deep Woods Lane from agricultural to planned residential zoning. Fuller proposes to build apartments on this property at a rate of 12 dwellings per acre.

This has prompted a barrage of correspondence from area residents to MPC. That includes about 30 letters opposing the request, mostly because of traffic concerns. One letter was from Marcia Joiner, school bus driver/contractor, who said that she and other bus drivers oppose the request because of the burden it would place on Canton Hollow, Woody and Leo's roads, which are narrow, winding and filled with blind hills and sharp curves.

The Council of West Knox County Homeowners Inc., an umbrella group representing about 70 neighborhood organizations, wrote that it opposed the request because it would have an adverse impact on Lovell Hills, View Harbour, Canton Place and Edgewater subdivisions.

The letter cited steep slopes on the site, added traffic to Woody Road and Emory Church Road, added students to Greenway School and the intense clustering of high-rise apartments as issues related to the rezoning request.

MPC also received a letter from Greenway School Superintendent Christine Duncan, asking MPC to limit the size of the development, which would be built adjacent to the school.

She was concerned about the safety of children who would be playing on the school grounds within view of those in the apartments and its parking lots. She was concerned about the transient nature of those who would live in the apartments and how they might change the character of the community.

The MPC planning staff supports rezoning the property to planned residential, but recommends limiting the development to no more than 3 dwellings per acre because of steep slopes on the site. Three dwellings per acre is more similar to the way the surrounding neighborhood has developed and would be more appropriate for this site, according to the planning staff report.

Allowing 12 dwellings per acre could result in 194 dwellings on the site, which MPC planners calculate would add 1,731 trips by vehicles per day to area traffic, plus add 30 children to the school population.

MPC will meet at 1:30 p.m. Thursday in the Large Assembly Room of the City County Building. For information on other agenda items, call MPC at 865-215-2500 or visit MPC online at www.knoxmpc.org.

Caption:

The family of lifelong West Knoxville residents Martha and Bill Austin — their seven grown children and their offspring — made its annual trip to Pawley's Island, S.C., where the Austins proudly flew the University of Tennessee flag in

the heart of South Carolina's Gamecock and Clemson territory. "Big Bill" sat on the back porch one evening, watching cars drive by. Four cars blew their horns and hollered, "Go, Big Orange!" but Bill also counted 42 "fingers." A good time was had by all.

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Record Number: 11C33894364C5400

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/16/2007 10:26:00 AM
Subject: Fwd: Canton Hollow Rezoning Proposal

>>> mrasnake_2000@yahoo.com 10/15 8:43 PM >>>
Mr Pruitt,

I am writing to express my opposition to the proposed rezoning of a property on Canton Hollow Road - reference 10-Q-07-RZ and 10-D-07-SP. This proposal to open up an apartment complex on Canton Hollow Road will result in a great deal of hardship to the residents of our community. This road is already dangerous to travel and very congested, and the dramatic increase in traffic that would be brought about by a large apartment complex would be intolerable. Additionally, this development would adversely impact the character and property values of our neighborhood. Work permitting I will attempt to attend the Nov 8 meeting to express my opposition in person, but please be sure that this letter is entered into the record as opposing the proposed rezoning.

Thank you,

Mark and Niki Rasnake

700 Tree Ridge Rd

Knoxville, TN 37922

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/26/2007 8:28:41 AM
Subject: Fwd: Canton Hollow Development

>>> <bwhines@charter.net> 10/25 7:09 PM >>>

RE: Rezoning on Canton Hollow Road
File #10-Q-07-RZ, 10-D-07-SP
Application by Travis Fuller

Dear Mr. Pruitt,

As president of the Lovell Hills Homeowners' Association, I urge that the zoning request referenced above be denied. I receive calls daily from residents who are concerned and alarmed at this proposal. We believe that traffic on Canton Hollow Road, which is now dangerous at best, would be a disaster area if this zoning request were approved. In addition this rezoning would effectively end the Southwest Sector Ten-Year Plan that proposed the development of a long-range walking area in a park-like setting off of Canton Hollow Road.

Finally, Mr. Fuller's request for Medium-Density Residential zoning from Agricultural is not consistent with the current Low-Density Residential zoning of some surrounding areas. Undoubtedly, Lovell Hills would be one of the most affected neighborhoods since it borders much of the Canton Hollow property and many Lovell Hills residents use Canton Hollow Road on a daily basis.

Thank you for your service to the community and your attention to this matter.

Respectfully,

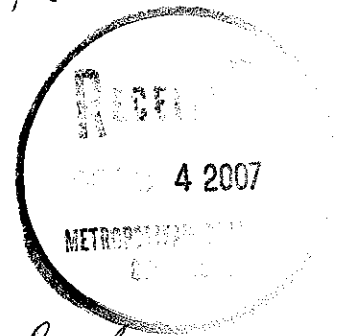
Bill W. Hines
President
LOVELL HILLS HOMEOWNERS' ASSOCIATION
(865) 679-9089

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/29/2007 8:16:44 AM
Subject: Fwd: File#'s-10-Q-07-RZ and 10-D-07-SP

>>> "The Horners" <hornerscorner@charter.net> 10/28 4:34 PM >>>

Canton Hollow Road is a narrow curvy road with blind hills and school bus stops and there are no sidewalks for the children to walk . I beg you to not allow this apartment development to be built. Sincerely, Katherine L. Horner-712 Tree Ridge Road-37922

October 1, 2007



Mrs. Ken Pruitt
Knox County MPC
City/County Bldg.
408 Main Street, Suite 403
Knoxville, TN 37902

Subject: Rezoning of 16.2 acre farm on Canton Hollow Road

1. Canton Hollow Rd. is a narrow, winding road with heavy traffic at present.
2. Another Problem: No shoulders or very narrow shoulders in several places.

Since I moved to a condo off Canton Hollow Rd., I have seen several cars, traveling toward Kingston Pike, in ditches and needed wrecker services to get out. Goodness knows how many more incidents there were that I did not witness.

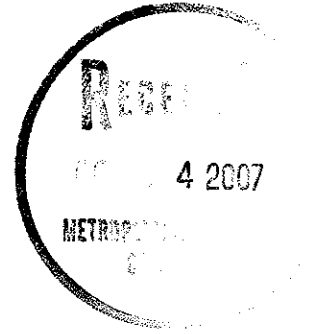
All members of the Knox County Metro Planning Committee and the Knox County Hwy. Superintendent are invited to drive down Canton Hollow Rd. and return to Kingston Pike before the scheduled meeting on October 11, 2007.

So - before additional traffic is considered for this road the First Order of Business should be to widen Canton Hollow Rd. and widen the shoulders where needed. Second Order of Business would then be to discuss rezoning.

Helen Myers
925 Brittany Delane Ln.
Knoxville, TN 37934

Oct. 3, 2007

MPC
City/County Bldg.



RE:Rezoning - Canton Hollow Rd.

I live in Edgewater Condos and travel Canton Hollow Rd. everyday. I am against building anything that would put an additional 300 to 400 cars on that road every day. There is already a lot of traffic and if you check I think you will find that there have been lots of wrecks and deaths on Canton Hollow already.

Please listen to the residents that live in this area and have to deal with the traffic everyday.

Thank You.

Judy Howard

Judy Howard
825 Ashley Michelle Court
Knoxville, Tn. 37934

October 4, 2003

Linda Gildner
933 View Harbour Road
Knoxville, TN 37934

Ken Pruitt
Metropolitan Planning Commission
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902



Mr. Pruitt,

I am writing in opposition to the request for a Southwest Sector Plan change on Canton Hollow Road from Low Density to Medium Density, File Number 10-D-07-SP and the rezoning request for a 12-unit per acre apartment complex consisting of 192 apartments.

Sector Plans were written so that new development would be consistent with existing development in an area. The increase in density on Canton Hollow would be totally inconsistent with existing development. This property is currently surrounded by single family dwellings and condominiums with much less density.

I urge you to deny the request for a change in the Sector Plan, File Number 10-D-07-SP.

As far as the rezoning request for the 192 apartments, this is not only inconsistent with existing development it would greatly increase the traffic count on Canton Hollow, Woody, and Loops Roads. Traffic has tripled on these roads since I moved into the area 1988 due to continued development in the area. The last traffic count on Canton Hollow showed 5800 vehicles utilizing the road daily which I am sure has increased since the last count was taken because new developments have been constructed since that time.

Canton Hollow, Woody, and Loop roads are narrow country roads, full of sharp turns, and blind hills. Canton Hollow alone has had 94 reported traffic accidents over the past year and a half, with one of the accidents taking the life of three people. I would like to point out, these are the reported accidents, more accidents have occurred that reports were not filed on. I am including a copy of the accident counts on Canton Hollow with this letter.

Even though Engineering and Public Works is continually having to repave the hills and turns on Canton Hollow and Woody Roads in an effort to prevent accidents from occurring, they have told us the capital road improvement plan does not have any widening or improvements scheduled in the near future. Adding the huge amount of traffic created by such a large apartment complex to roads which are insufficient to handle that volume of traffic safely is ludicrous.

I urge you to deny the request for medium density zoning on Canton Hollow Road, File Number 10-Q-07-RZ.

Sincerely,

A handwritten signature in cursive script that reads "Linda Gildner".

Linda Gildner

Accidents Canton Hollow

1/1/06 - 10/1/07

Incident	Address	Create Time Incident	Count
C1045	KINGSTON PKE&CANTON HOLLOW RD	06/12/2006 11:56 AM	1
	KINGSTON PKE&CANTON HOLLOW RD	08/22/2006 2:00 PM	1
	TRENT LN&CANTON HOLLOW RD	09/18/2006 5:57 PM	1
	WOODY DR&CANTON HOLLOW RD	11/27/2006 11:42 AM	1
	WOODY DR&CANTON HOLLOW RD	04/12/2007 6:37 PM	1
	155 CANTON HOLLOW RD	06/26/2007 4:56 PM	1
	710 CANTON HOLLOW RD	04/15/2007 10:59 AM	1
	818 CANTON HOLLOW RD	08/12/2007 6:30 PM	1
	834 CANTON HOLLOW RD	01/13/2006 5:19 PM	1
	CANTON HOLLOW RD&ADMIRAL BEND	06/30/2006 11:03 PM	1
	CANTON HOLLOW RD&DEEP WOODS LN	06/01/2007 5:38 PM	1
	CANTON HOLLOW RD&FOX RD	04/11/2007 6:51 PM	1
	CANTON HOLLOW RD&WOODY DR	01/24/2006 6:44 PM	1
	CANTON HOLLOW RD&WOODY DR	02/19/2006 7:44 AM	1
	CANTON HOLLOW RD&WOODY DR	08/06/2006 8:05 PM	1
	KINGSTON PKE&CANTON HOLLOW RD	07/29/2006 9:25 PM	1
	KINGSTON PKE&CANTON HOLLOW RD	04/13/2007 4:57 PM	1
	KINGSTON PKE&CANTON HOLLOW RD	04/10/2006 2:31 PM	1
	WOODY DR&CANTON HOLLOW RD	02/16/2006 2:18 PM	1
	TRENT LN&CANTON HOLLOW RD	12/22/2006 1:28 PM	1
	TRENT LN&CANTON HOLLOW RD	01/22/2006 9:48 PM	1
	CANTON HOLLOW RD&WOODY DR	06/26/2007 9:27 PM	1
	CANTON HOLLOW RD&WOODY DR	04/30/2006 9:13 PM	1
	CANTON HOLLOW RD&WOODY DR	03/23/2006 6:44 PM	1
	CANTON HOLLOW RD&WOODY DR	01/02/2006 3:09 PM	1
	CANTON HOLLOW RD&KINGSTON PKE	10/19/2006 10:52 PM	1
	TRENT LN&CANTON HOLLOW RD	08/15/2006 4:36 PM	1
	CANTON HOLLOW RD&JENKINS LN WE	07/25/2007 3:53 PM	1
	710 CANTON HOLLOW RD	08/12/2006 12:59 AM	1
	610 CANTON HOLLOW RD	07/22/2006 11:54 AM	1
	600 CANTON HOLLOW RD	09/26/2007 8:48 PM	1
	525 CANTON HOLLOW RD	03/28/2007 7:42 PM	1
	525 CANTON HOLLOW RD	04/30/2006 9:10 PM	1
	509 CANTON HOLLOW RD	08/19/2006 7:34 PM	1

RECEIVED TIME OCT. 1 2:35PM

Incident	Address	Create Time Incident	Count
C1045	227 CANTON HOLLOW RD	02/06/2007 8:50 AM	1
	CANTON HOLLOW RD&KINGSTON PKE	01/15/2006 12:26 PM	1
	WOODY DR&CANTON HOLLOW RD	09/20/2007 12:47 AM	1
	1199 CANTON HOLLOW RD	06/26/2007 9:20 PM	1
	1198 CANTON HOLLOW RD	09/11/2007 5:25 PM	1
	155 CANTON HOLLOW RD	06/07/2007 4:42 PM	1
	502 CANTON HOLLOW RD	03/01/2007 1:10 PM	1
	710 CANTON HOLLOW RD	03/30/2006 8:53 AM	1
	712 CANTON HOLLOW RD	01/15/2007 4:08 PM	1
	926 CANTON HOLLOW RD	06/26/2007 9:19 PM	1
	CANTON HOLLOW RD&WOODY DR	05/03/2007 6:15 PM	1
	KINGSTON PKE&CANTON HOLLOW RD	03/16/2006 12:09 PM	1
	TRENT LN&CANTON HOLLOW RD	09/07/2007 4:43 PM	1
	WOODY DR&CANTON HOLLOW RD	09/28/2007 8:32 AM	1
	544 CANTON HOLLOW RD	04/01/2007 9:20 PM	1
	CANTON HOLLOW RD&EDGEWATER DR	05/08/2007 8:24 PM	1
	KINGSTON PKE&CANTON HOLLOW RD	03/07/2006 8:47 PM	1
	CANTON HOLLOW RD&WOODY DR	04/25/2006 7:58 PM	1
	CANTON HOLLOW RD&R L WAY	03/28/2007 7:40 PM	1
	CANTON HOLLOW RD&WOODY DR	06/05/2006 4:51 PM	1
CANTON HOLLOW RD&WOODY DR	10/08/2006 9:57 AM	1	
CANTON HOLLOW RD&KINGSTON PKE	04/27/2006 7:40 PM	1	
CANTON HOLLOW RD&TRENT LN	07/28/2006 6:17 PM	1	
CANTON HOLLOW RD&WOODY DR	04/16/2007 10:52 AM	1	
CANTON HOLLOW RD&WOODY DR	04/26/2007 11:58 AM	1	
CANTON HOLLOW RD&JENKINS LN WE	09/10/2006 7:01 PM	1	
			60
C1046	227 CANTON HOLLOW RD	02/22/2006 4:01 PM	1
	CANTON HOLLOW RD&WOODY DR	03/28/2007 7:42 PM	1
	301 CANTON HOLLOW RD	01/22/2007 9:03 PM	1
	TRENT LN&CANTON HOLLOW RD	08/15/2006 3:24 PM	1
	CANTON HOLLOW RD&TRENT LN	01/09/2006 6:19 AM	1
	CANTON HOLLOW RD&KINGSTON PKE	01/15/2006 12:05 PM	1
	826 CANTON HOLLOW RD	02/18/2007 12:09 AM	1
	712 CANTON HOLLOW RD	12/25/2006 9:34 PM	1
	CANTON HOLLOW RD&KINGSTON PKE	07/12/2007 6:24 PM	1
	CANTON HOLLOW RD&WOODY DR	08/31/2006 3:13 AM	1
	TRENT LN&CANTON HOLLOW RD	01/10/2006 12:44 PM	1
	CANTON HOLLOW RD&WOODY DR	07/27/2006 3:34 PM	1
CANTON HOLLOW RD&WOODY DR	05/04/2007 11:14 PM	1	

Incident	Address	Create Time incident	Count
C1046	JENKINS LN WEST&CANTON HOLLOW	04/16/2006 10:22 AM	1
	710 CANTON HOLLOW RD	07/22/2006 2:57 AM	1
	227 CANTON HOLLOW RD	02/22/2006 4:05 PM	1
	WOODY DR&CANTON HOLLOW RD	04/26/2007 2:48 PM	1
	WOODY DR&CANTON HOLLOW RD	11/25/2006 4:45 PM	1
	607 CANTON HOLLOW RD	08/06/2006 7:59 PM	1
	TRENT LN&CANTON HOLLOW RD	12/25/2006 4:07 PM	1
	CANTON HOLLOW RD&KINGSTON PKE	03/01/2007 1:19 PM	1
	544 CANTON HOLLOW RD	07/17/2007 6:51 PM	1
	CANTON HOLLOW RD&WOODY DR	06/18/2007 7:21 PM	1
CANTON HOLLOW RD&WOODY DR	11/04/2006 12:04 AM	1	
CANTON HOLLOW RD&PRINCE ALBERT	01/22/2007 9:02 PM	1	
			25
C1048Y	WOODY DR&CANTON HOLLOW RD	03/28/2007 9:07 PM	1
	TRENT LN&CANTON HOLLOW RD	08/15/2006 5:09 PM	1
	CANTON HOLLOW RD&WOODY DR	06/18/2007 9:52 PM	1
	WOODY DR&CANTON HOLLOW RD	11/25/2006 5:25 PM	1
	CANTON HOLLOW RD&TRENT LN	01/10/2006 2:06 PM	1
	1199 CANTON HOLLOW RD	02/22/2006 5:10 PM	1
CANTON HOLLOW RD&WOODY DR	04/26/2007 2:45 PM	1	
			7
C1053	CANTON HOLLOW RD&ALYSUN NIKOLE	01/18/2006 10:49 PM	1
	CANTON HOLLOW RD&KINGSTON PKE	05/27/2007 2:36 PM	1
			2
C1053B	CANTON HOLLOW RD&KINGSTON PKE	11/20/2006 8:18 AM	1
			1
			95

End of Report

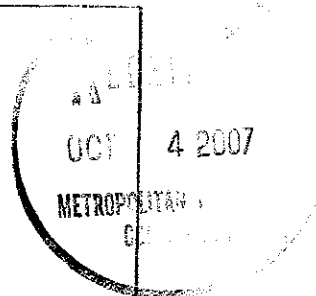
COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing over 65 homeowner associations with 15 000 homeowners since 1972

- Andover Court
- Ashley Oaks
- Autumn Ridge
- Belmont West
- Benington
- Bluff Point
- Bunker Hill
- Cambridge Woods
- Carrollwood
- Cedar Grove
- Charles Town Lnd
- Chestnut Grove
- Choto Estates
- Colonics
- Crest Haven
- Crestline
- Crestwood Hills
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farrington
- Farrington
- Forest Mill
- Foxfire
- Gettysvne HOA
- Greywood Clusters
- Gulf Park Civic
- Gulfwood
- Harts Ridge
- Heritage Woods
- Hunting Ridge
- Karns Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lennox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing NA
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Landing
- Plantation Springs
- Rudder Lane
- Seven Oaks East
- Seven Oaks West
- Sherman Oaks
- States View
- Suburban Hills
- Tan Rara Oeste
- Toolles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross.
- Waterford
- Wayne Providence
- Westbrook
- Westhampton
- Westland - West
- Westshore
- Wheaton Place

October 3, 2007

Mr. Buz Johnson
 Deputy Director
 Metropolitan Planning Commission
 400 Main Street
 Suite 403
 Knoxville, TN 37902



RE: 10-11-07 AGENDA #74 10•D•07•SP & 10•Q•07•RZ TRAVIS FULLER

Dear Mr. Johnson,

The Council of West Knox County Homeowners, Inc. passed a unanimous resolution requesting that the Metropolitan Planning Commission Staff recommend a denial of the request for a SW Sector Plan Amendment change and Rezoning request for this property located at 516 Canton Hollow Road.

Lovell Hills, View Harbour, Canton Place and Edgewater would be adversely affected from development of such a high density residential complex in an area designated for low density residential as stipulated by the SW County Sector Plan. Several of the issues affecting this property are slope protection, traffic to Woody Road and Emory Church Road, the affect on Greenway Middle School and the intense clustering of high rise buildings to avoid a petroleum pipeline.

Therefore, we ask that the MPC Staff issue a recommendation to the MPC Commissioners to deny the request from the applicant to change the SW County Sector Plan from LDR to MDR as well as deny the Rezoning of this property from A (Agricultural) to PR (Planned Residential).

Regards,

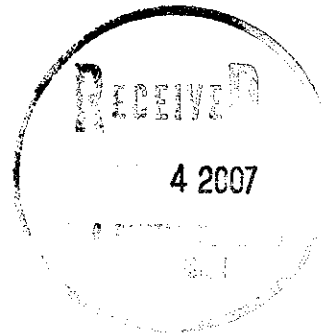
John R. Schoonmaker
 President

President: John Schoonmaker 675 • 6625
 Vice President: Sue Mauer 690 • 0269
 Secretary: Chuck Fleischer 769 • 1356
 Treasurer: Jacki Cash 671 • 6797
 Parliamentarian: Edward Langston 539 • 1796

Board Members (in addition to officers):
 Linda Gildner 675 • 5341
 Charlene Porter 694 • 9629
 Debra VanMeter 690 • 1414
 John Von Weisenstein 690 • 3944

c/o 10044 Tan Rara Drive Knoxville, TN 37922 • 4139

D. H. Andrew
712 Summit Lake Court



October 4, 2007

Mr Buz Johnson
Deputy Director
Metropolitan Planning Commission
400 Main Street
Suite 403
Knoxville, TN 37902

RE: 10-11-07 AGENDA Item #74 MPC files; 10*D*07*SP & 10*Q*07*RZ TRAVIS FULLER

Dear Mr Johnson,

This letter is submitted to recommend disapproval of the captioned applications. Facts considered in reaching this recommendation include:

Area Traffic;

- Proposed development would add 1200-1500 vehicles/day to Canton Hollow Rd
- Canton Hollow Road is a crooked, poorly elevated "major county connector" without shoulders currently carrying more than 5800 vehicles/day
- Knox county capital plans contain no provision for upgrading Canton Hollow Road
- Recent increase in Canton Hollow Road traffic has already caused increase in bypass traffic through Lovell Hills subdivision (**Lovell Hills Bypass**)
- 1200+ additional vehicles on Canton Hollow would further exacerbate this dangerous/improper traffic pattern
- Woody Road, Fox Road and Emory Church Road would also be adversely impacted by increased traffic on already overtaxed connectors
- School bus traffic on all area connectors intensifies the safety consideration

The **Lovell Hills Bypass** is composed of subdivision local streets (Lower Trent Lane, Tree Ridge, Summit Lake Court, Chevy Drive and Huxley Road)

- Trent Lane (lower) is crooked, has impaired visibility curves, is currently overloaded.
- Tree Ridge & Summit Lake Court are hilly, curvaceous subdivision streets not designed for county collector service
- Huxley Road is hazardous and deficient for its current service. Short comings include;
 - Impaired sight distances over hills,
 - Curving
 - Poorly drained, prone to surface icing in winter
 - Reverse banked hilly curves (i.e. super elevation deficiencies)
 - Fronted by residents prone to backing out of driveways onto Huxley
- The Lovell Hills Bypass is currently a heavily trafficked school bus route, collecting and discharging children from the 350+ single family homes traversed

Conclusion: Building the proposed apartment development would significantly exacerbate the currently undesirable traffic situations throughout the area.

Zoning Density Requested (12 DU/AC)

- is completely out of character with Knox County Sector Plan,
- Is 50% greater than any existing zoning density in Canton Hollow Road area
- Is inappropriate for topography of land in question
- Is complicated by; pipeline ROW, plot geometry and need to provide access ROW for isolated 3.7 acre pot

Conclusion: Requested 12 DU/Ac of three story apartments would be a drastically inappropriate anomaly for the entire area bounded by Canton Hollow Road, Fox Road, Pellissippi Parkway and Kingston Pike.

Sector Plan Pocket Park objective: The proposed development would completely eliminate any chance of ever achieving MPC's Sector Plan objective of acquiring land for a future mini park in the area bounded by Canton Hollow Rd. and Fox Road, South of Kingston Pike

Location/Ownership: The site in question is in the middle of single family dwellings owned and occupied by Knox County homeowners who have built equity in their respective homes and neighborhoods. The area experiences a modest turnover rate. The proposed development would insert almost 200 rental units with associated more rapid turnover and absentee ownership.

Summary: The argument for an apartment development in west Knox County has merit, but the Canton Hollow site is not the right location for such a high density, multifamily, multistory rental complex targeted for a highly mobile clientele. Such developments are better sited on four lane traffic arteries consistent with previous MPC finding.

For the reasons cited above, individually and in the aggregate, I strongly recommend that MPC reject the proposed Sector Plan amendment and rezoning that has been submitted

Sincerely,



D H Andrew



October 3, 2007

Metropolitan Planning Commission
Knoxville/Knox County, Tennessee

Dear Metropolitan Planning Commissioners,

We are writing to urge you to reduce the size of the proposed residential development right next to our school on Canton Hollow Road. We respect Mr. Varner's right to develop his property, but it should not be at the expense of our safety and security.

In deciding how best to increase residential space in this neighborhood, please take into account these very serious problems posed by the current apartment complex proposal:

1. The long-standing majority (95%) of Canton Hollow residents own their homes, whether mobile homes, condos, or single family dwellings. Adding over 300 new residents who are limited-term renters will throw the current population into the minority virtually overnight (assuming multiple tenants in some apartments). This overwhelming change would be a radical departure from normal evolution for any neighborhood.
2. In the last eight years, I personally observed evidence of **4 fatal wrecks** on Canton Hollow Road, which is **only 2 miles long!** No real changes have been made in this road. Our "School Zone" speed limit signs are still routinely ignored. Therefore, we might have to expect **8 fatal wrecks** (one death/year) over the next 8 years if you permit a doubling of the number of cars on Canton Hollow Road.
3. It is never in the best interest of young adolescents to place them in close proximity to a high density apartment complex. (Despite the zoning designation of "medium density" there is no higher density permitted.) Greenway students—all 11-14 years olds—are on campus until 6PM every school day. The proposed 3-story apartment buildings and their parking areas will have visual access to heavily-used areas of our campus. Unlike many schools, we believe it is important for children this age to enjoy outdoor recess twice daily as well as outdoor recreation at lunch time and after school. Supervising so much outdoor activity is expensive, but it has proved very valuable. Now we appeal to MPC to understand our concern about continuing our outdoor activities within view of an ever-changing population of such great size that background checks would not be provided. Even one unfortunate incident could put us out of business. At least condominiums would more likely be occupied by owners, permanent residents, and people who identify with the Canton Hollow community.

Greenway School
544 Canton Hollow Road
Knoxville, Tennessee 37922-4145
(865) 777-0197

We certainly have other concerns about disturbing a natural spring and dramatically increasing paved surface area immediately uphill of our driveway, thus changing water flow patterns in this very hilly terrain. Our campus has never flooded in ten years. The students and staff of Greenway rely on your judgment to assure protection for the various native species we intentionally foster here as part of Ijams Nature Center's Earth Flag Program.

We would not object to a low-density residential development next door if it were similar to those already here. One and two-story single family homes with proportionate green spaces are the normal arrangement throughout this neighborhood, for both large and small homes, older ones and recently built ones.

Thanking you most kindly for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Duncan". The signature is written in a cursive style with a large, prominent initial "C".

Christine Duncan, Superintendent

The Faculty, Staff and Students

MEMO

To: Knox County Metropolitan Planning Commission
From: Marcia Joiner, Knox County School Bus Contractor, 470-9337
Date: October 3, 2007
Subject: Rezoning on Canton Hollow Road



On behalf of the Knox County school bus drivers I would like to express our opposition to rezoning file number 10-Q-07-RZ, 800 R. L. Way on Canton Hollow Road. Approval of this rezoning would create a substantial increase in traffic on Canton Hollow, Woody and Loop Roads. These roads are narrow and filled with sharp turns and blind hills which is hazardous in itself but to burden these road with the additional traffic that would be created by a 12-unit per acre apartment complex consisting of 192 apartments would be ludicrous.

Drivers have a difficult time safely maneuvering buses when exiting subdivision and side streets along Canton Hollow, Woody and Loop Roads because they often have to utilize both lanes of traffic in order to make a turn. Because of additional traffic that has already been created by recent development in this area, drivers are finding it more and more difficult to safely pull out of the subdivisions and side streets along these roads. The large amount of additional traffic created by a 12-unit per acre apartment complex consisting of 192 apartments in this area would greatly increase the risk of having a school bus accident on these roads.

I would like to reiterate, the Knox County school bus drivers are opposed to rezoning request 10-Q-07-RZ.

October 3, 2007

Mr. Bus Johnson, Deputy Director
Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902



Mr. Johnson,

As residents of View Harbour subdivision on Woody Road, we are writing in opposition to the proposed Sector Plan amendment, File Number 10-D-07-SP, and the proposed rezoning of the property at 800 R.L.Way on Canton Hollow Road, File Number 10-Q-07-RZ

The Southwest Sector Plan was devised to maintain planned growth consistent with development in the surrounding area. Allowing a 12-unit per acre apartment complex consisting of 192 apartments is completely out of character to the single family homes and condominiums that are presently on Canton Hollow, Woody, and Loop Roads not to mention the single family homes in Lovell Hills subdivision. The proposed development of this property would also eliminate the possibility of achieving the Sector Plan objective of acquiring land for a future mini park as outlined in the Southwest Sector Plan for the area bounded by Canton Hollow and Fox Roads, South of Kingston Pike.

We strongly urge you to deny the request for the Sector Plan Amendment on Canton Hollow, File Number 10-D-07-SP.

The development of a 12-unit per acre apartment complex containing 192 apartments is not only inconsistent with the present development in the area it would create a tremendous increase in traffic on Canton Hollow, Woody and Loop Roads. Traffic has already tripled on these roads due to development. The last traffic count on Canton Hollow showed 5800 vehicles utilizing the road daily and there has been additional development in the area since that count.

All three of these roads are narrow, full of sharp turns and blind hills. Canton Hollow alone has had 94 reported accidents and many unreported accidents over the last year and a half. Knox County is continually having to re-pave turns on Canton Hollow and Woody Roads in an effort to reduce the number of accidents. At present, neither Canton Hollow, Woody, nor Loop Roads are listed in the capital road improvement plans for widening or improvements. To add the huge amount of traffic created by a 12-unit per acre apartment complex consisting of 192 apartments to these roads in their present condition is absurd.

We strongly urge you to deny approval of the Canton Hollow Road rezoning, File Number 10-Q-07-RZ.

Sincerely,

A handwritten signature in black ink that appears to read "Dennis Collins".

Dennis Collins
10933 Twin Harbour Drive
Knoxville, TN 37934



Richard L. Duncan
1009 Kensington Circle,
Knoxville, TN 37919

October 3, 2007

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

RE: #74 Southwest County Sector Plan Amendment 10-0-07-SP
Rezoning Canton Hollow Road 10-Q-07-R

Dear Sir:

My wife owns 544 Canton Hollow Road and is Superintendent of Greenway School, located at 544 Canton Hollow Road. I am familiar with the area because of volunteer work with the school.

I have concerns about the plans to place a large apartment house in a neighborhood of homeowners adjacent to a school. Canton Hollow already has problems with water pressure, electricity, and traffic. There are no three-story condos or apartments on Canton Hollow. The property should be developed with less density in a way that does not change the character of the neighborhood.

Very truly yours,

A handwritten signature in black ink, appearing to be "R. L. Duncan".

Richard L. Duncan

Dana and David McLaughlin
10937 Sallings Road
Knoxville TN, 37922

October 6, 2007



Ken Pruitt
Assistant Manager, Rezoning
Metropolitan Planning Commission
400 Main Street
Suite 403
Knoxville, TN 37902

RE: Plan Amendment - File Numbers 10-D-07-SP & 10-Q-07-RZ (Travis Fuller)

Mr. Pruitt and Knox County MPC Commissioners:

We are writing in opposition of a petition to rezone approximately 16 acres on Canton Hollow Road (Tax ID Number: 143 099.06) from Low Density Residential (LDR) & Slope Protection Area to Medium Density Residential (MDR) & Slope Protection Area for the purpose of apartment development. We encourage the commission to deny the requested MDR designation for the following reasons:

- **Safety**. The proposed apartment complex is projected to increase traffic volume on Canton Hollow Road by more than 1700 vehicle trips per day. Nearly 100 accidents – including several fatalities – have occurred on Canton Hollow Road since January 2006. Canton Hollow Road cannot safely accommodate an increase in traffic volume.
- **Compatibility**. The surrounding area is primarily zoned as Low Density Residential (LRD). The introduction of an apartment complex is inconsistent with the character of this section of Knox County. A multi-unit apartment complex would negatively impact property values in neighboring subdivisions.
- **Suitability**. The subject property is heavily sloped with grades exceeding 25%. The property is also bisected by a petroleum pipeline easement. These factors render this site unsuitable for a multi-unit apartment complex.

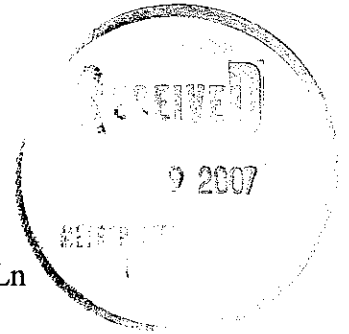
In summary, based on the reasons cited above, we oppose the proposed rezoning and we hope that the Commission considers these points when the rezoning amendment is addressed.

Sincerely,

Handwritten signatures of Dana McLaughlin and David McLaughlin.

Dana and David McLaughlin

October 7, 2007



SUBJECT: Application for Zoning Change
Location – NE side Canton Hollow Rd , SE of Deep Woods Ln
File #10-Q-07-RZ, 10-D-07-SP
Applicant: Travis Fuller; Owner: Varner, Ralph & Vivian

Dear Mr. Pruitt,

I am concerned about a proposed zoning change for the property listed above. The current zoning is Agricultural with a requested change to Medium Density Residential to accommodate a multi-story apartment complex. This development would not be consistent with the surrounding, low-density residential areas and established neighborhoods. Furthermore, grading and slope issues are a significant concern over a large percentage of this property.

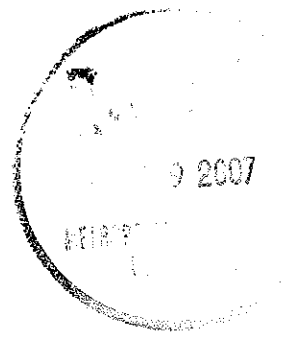
An additional issue would be that the sole access/egress road to this development would be Canton Hollow Road, which is already notoriously dangerous. This apartment complex with requested zoning change would add an estimated 1,700+ vehicles to Canton Hollow on a daily basis. The increase in traffic accidents and threat to public safety are incalculable. Canton Hollow is extremely narrow and winding going north from said property to Kingston Pike, and Canton Hollow ends at Fox Road immediately to the south with an open railway crossing that is unprotected by cross arms (Canton Hollow & Fox Road).

The impact of a zoning change and the proposed development of the above property need to be considered carefully and thoughtfully. We respectfully request that the issues presented above not be ignored. A zoning designation in step with surrounding areas (Low Density Residential) would help to mitigate future traffic problems and pave the way for prudent and responsible development.

Thank you,

Charles & Barbara McGehee
Charles & Barbara McGehee

Donna Herwig
10929 Sallings Road
Knoxville, TN 37922
October 4, 2007



Metropolitan Planning Commission
400 Main Street Suite 403
City County Building, Knoxville, TN 37902

I am writing about a concern we have in regard to a proposed change in zoning. There is land, currently zoned agricultural, that is surrounded by single family homes. The land is in the community of Lovell Hills and is encircled by homes on Sallings Road, Summit Drive and Canton Hollow Road.

This land has been sold to a developer who plans to ask for rezoning for a large apartment complex. Our first concern is that this kind of development does not fit into a neighborhood that is zoned for single family homes. The enclosed map shows that all the lots in this development are two or three houses per acre. The apartment complex would be zoned for R-14 or higher. We request that the rezoning recognize the need to conform to the single family homes surrounding the land and be zoned for single family units.

Another concern for the whole area is that the only access to this large apartment complex is onto Canton Hollow Road. It has been estimated that the increase in traffic on this road will be 1500 cars a day with the R 14 zoning. Canton Hollow is already a dangerous road. It is narrow, two lanes, with no shoulders, has rather deep stony ditches on each side, is curving, and has trees and utility poles along its sides in a number of places. In recent times there have been three fatalities on this road. There have been numerous other accidents not involving fatalities. It appears that the kind of traffic contemplated for this road has not been well considered.

The overall environmental impact on this community, the adjacent Town of Farragut and West Knox County, in general, has apparently been ignored to date.

We strongly oppose a change in zoning to approve a large apartment complex and request that no more than a single-family zoning be approved for this land. This would at least be similar to the current properties and environment in this area,

Thank you in advance for any assistance you can provide

Sincerely,

Donna Herwig *Lloyd Herwig*

Donna and Lloyd Herwig
10929 Sallings Road
Telephone 966-5970
e-mail loherwig@charter.net

October 5, 2007



Mr. Ken Pruitt
400 Main Street, Suite 403
Knoxville, TN. 37902

Dear Mr. Pruitt,

It is my understanding that the farm on the east side of Canton Hollow is being considered for re-zoning for high density residents that will allow 12 units per acre - "apartments".

I own a condo at 916 Ashley Michelle Court and it is rented to a older lady that must drive Canton Hollow Road for her normal traveling activities. Also, I know that there are several over older one living in the condo complex..

I believe that the re-zoning would increase the traffic on Canton Hollow Road by 250 to 350 vehicles. I am very concerned about the increased traffic volume if the re-zoning is allowed, and I am very much against the change. I have driven the road on an average of about 3 times a month during the past 18 months. More than a few time I was close to being in an accident because of the narrow road and the curves. The road is very dangerous for the present traffic flow.

Further, I know that the road is very dangerous because I had a friend to die on that road. The narrow road condition, curves, and weather conditions can make this a death trap. In the last year several there have been several killed in traffic accidents on this road as well as several badly injured.

Before the re-zoning, the road should be widen and curves straighten out.

Please vote against the re-zoning.

Thank you,

A handwritten signature in cursive script that reads 'Chester Meadors'.

Chester Meadors

937 Ashley Michelle Ct.
Knoxville, TN 37934
October 5, 2007



MPC City County Building
400 Main Street, Suite 403
Knoxville, TN 37902
Attn: Ken Pruitt

Dear Mr. Pruitt,

I am writing in regards to the application from the Fuller Group to rezone the property located on the north east side of Canton Hollow Road.

Canton Hollow road could not possibly handle anymore traffic. I have lived in the Edgewater Subdivision for the past 6 years. It is quite dangerous to drive on it if you are not familiar with the road. There has been 3 people killed in the past year on that road and several car accidents (usually involving just a car going off the road). There is already enough congestion at the intersection of Canton Hollow and Kingston Pike.

In closing, I implore you to deny the Fuller's Group request.

Thank you,

A handwritten signature in cursive script, appearing to read "Tracy Eaton".

Tracy Eaton

From: Mike Brusseau
To: Betty Jo Mahan
Date: 10/11/2007 7:45:03 AM
Subject: Fwd: Canton Hollow

>>> Terri Barnes <alhambra737@yahoo.com> 10/10/2007 9:19 PM >>>
Mr Brusseau,

I live in the Canton Hollow area and drive that road several times a day. I am opposed to the zoning of the 16 acres of land on Canton Hollow Rd for apartments. The roads cannot handle the traffic that uses that road presently, and certainly can't handle the traffic a large apt complex would create. Also the development in that area is mostly single family homes and should remain that way. The Lovell Rd/Kingston Pike intersection is backed up at peak times already - I urge you to turn down the request for rezoning to apartments for this property.

Thank you,

Terri Barnes Marsh

Tonight's top picks. What will you watch tonight? Preview the hottest shows on Yahoo! TV.
<http://tv.yahoo.com/>

From: Terri Barnes <alhambra737@yahoo.com>
To: <mark.donaldson@knoxmpc.org>
Date: 10/10/2007 9:13:01 PM
Subject: Canton Hollow

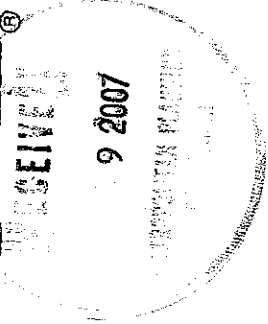
Mr Donaldson,

I live in the Canton Hollow area and drive that road several times a day. I am opposed to the zoning of the 16 acres of land on Canton Hollow Rd for apartments. The roads cannot handle the traffic that uses that road presently, and certainly can't handle the traffic a large apt complex would create. Also the development in that area is mostly single family homes and should remain that way. The Lovell Rd/Kingston Pike intersection is backed up at peak times already - I urge you to turn down the request for rezoning to apartments for this property.

Thank you,

Terri Marsh

Catch up on fall's hot new shows on Yahoo! TV. Watch previews, get listings, and more!
<http://tv.yahoo.com/collections/3658>



10/4/07

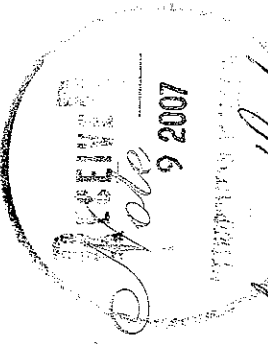
TO: MPC

RE: Property Re-zoning

WE HAVE BEEN MADE AWARE OF THE RE-ZONING OF 16.2 ACRES OF LAND ON CANTON HOLLOW RD. AS WE UNDERSTAND THIS ZONING IT IS TO ACCOMMODATE AN APARTMENT COMPLEX OF 200+ UNITS. THIS WOULD EQUATE TO ADDING 300-400 CARS THAT WILL USE CANTON HOLLOW ROAD DAILY. THIS ROAD IS ALREADY CONGESTED AND DANGEROUS. WE OPPOSE THIS ZONING REQUEST

W. W. Deann

WILLIAM + BRENDA DEFORM
1030 BRITNEY DEANN
KNOXVILLE, TN 37939



A Special Note
Dear Mr. Pruitt,

This letter is to let you know that I am opposed to the 500-unit apartment complex that the Fuller Group wants to build on Canton Hollow Road. The road is very narrow and curvy and is already dangerous. This road cannot handle the additional traffic. Please do not increase the Fuller Group request.

*Sincerely,
Dorothy DeLoe*

Dear Homeowner,

On October 11, 2007, the Fuller Group will go before the Knox County MPC. They are applying for the rezoning of the farm on the east side of Canton Hollow approximately halfway between Edgewater and Kingston Pike.

This property contains 16.2 + acres. They have applied for rezoning to enable them to build 12 units per acre as "**apartments**". This equals almost 200 units.

This rezoning and subsequent building would add 300 to 400 more cars to the winding, narrow Canton Hollow Road.

It is extremely important that you send a note (hand written or typed) to the MPC in the attached envelope to express your concerns. If there is no opposition, the MPC will automatically approve the rezoning.

If you have questions, feel free to call me.

Jackie Cash 256-0389

I oppose this zoning. Canton Hollow rd is already much too dangerous & hazardous with its current traffic. Several accidents occur yearly and one was a fatal accident. So - please - no. Karen L. Allth
1022 Brittany Drive Fair

10-6-07

Dear Mr Pruitt,

I live in Edgewater Condos - I have friends nearby who lost their teenage son on Canton Hollow Road. We call the tree at Canton Hollow and Woody Rd the "death tree" because so many teens have died there.

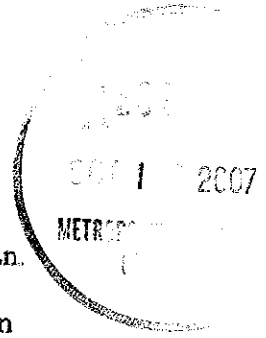
Please act responsibly and make major improvements to Canton Hollow before rezoning for this development.

The connection to Lovelle Rd, Turkey Creek and the interstate, plus Kingston Pike demand it. It is also becoming a shortcut for Pellissippi traffic and Westland traffic to Turkey Creek.

Thank you for your consideration of this serious matter -
Barb Smith

October 7, 2007

SUBJECT: Application for Zoning Change
Location – NE side Canton Hollow Rd., SE of Deep Woods Ln.
File #10-Q-07-RZ, 10-D-07-SP
Applicant: Travis Fuller; Owner: Varner, Ralph & Vivian



TO: Metropolitan Planning Commission

We are concerned about a proposed zoning change for the property listed above. The current zoning is Agricultural with a requested change to Medium Density Residential to accommodate a multi-story apartment complex. This development would not be consistent with the surrounding, low-density residential areas and established neighborhoods. Furthermore, grading and slope issues are a significant concern over a large percentage of this property.

An additional issue would be that the sole access/egress road to this development would be Canton Hollow Road, which is already notoriously dangerous. This apartment complex with requested zoning change would add an estimated 1,700+ vehicles to Canton Hollow on a daily basis. The increase in traffic accidents and threat to public safety are incalculable. Canton Hollow is extremely narrow and winding going north from said property to Kingston Pike, and Canton Hollow ends at Fox Road immediately to the south with an open railway crossing that is unprotected by cross arms (Canton Hollow & Fox Road).

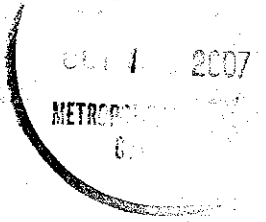
The impact of a zoning change and the proposed development of the above property should be considered carefully and thoughtfully. We respectfully request that the issues presented above not be ignored. A zoning designation in step with surrounding areas (Low Density Residential) would help to mitigate future traffic problems and pave the way for prudent and responsible development.

Thank you,

David & Vicki Brandt

David and Vicki Brandt
Lovell Hills residents
10617 Chevy Drive
(865) 671-2236
e-mail: BrandtVL@aol.com

Mr. Bus Johnson, Deputy Director
Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902



Mr. Johnson,

As residents of View Harbour subdivision on Woody Road, we are writing in opposition to the proposed Sector Plan amendment, File Number 10-D-07-SP, and the proposed rezoning of the property at 800 R.L. Way on Canton Hollow Road, File Number 10-Q-07-RZ

The Southwest Sector Plan was devised to maintain planned growth consistent with development in the surrounding area. Allowing a 12-unit per acre apartment complex consisting of 192 apartments is completely out of character to the single family homes and condominiums that are presently on Canton Hollow, Woody, and Loop Roads not the mention the single family homes in Lovell Hills subdivision. The proposed development of this property would also eliminate the possibility of achieving the Sector Plan objective of acquiring land for a future mini park as outlined in the Southwest Sector Plan for the area bounded by Canton Hollow and Fox Roads, South of Kingston Pike.

We strongly urge you to deny the request for the Sector Plan Amendment on Canton Hollow, File Number 10-D-07-SP.

The development of a 12-unit per acre apartment complex containing 192 apartments is not only inconsistent with the present development in the area it would create a tremendous increase in traffic on Canton Hollow, Woody and Loop Roads. Traffic has already tripled on these roads due to development. The last traffic count on Canton Hollow showed 5800 vehicles utilizing the road daily and there has been additional development in the area since that count.

All three of these roads are narrow, full of sharp turns and blind hills. Canton Hollow alone has had **94 reported** accidents and many unreported accidents over the last year and a half. Knox County is continually having to re-pave turns on Canton Hollow and Woody Roads in an effort to reduce the number of accidents. At present, neither Canton Hollow, Woody, nor Loop Roads are listed in the capital road improvement plans for widening or improvements. To add the huge amount of traffic created by a 12-unit per acre apartment complex consisting of 192 apartments to these roads in their present condition is absurd.

We strongly urge you to deny approval of the Canton Hollow Road rezoning, File Number 10-Q-07-RZ.

*Sincerely, Melissa Overton,
View Harbour Subdivision*



8 October 2007

MPC
City/County Building
Ken Pruitt
400 Main Street, Suite 403
Knoxville, TN 37902

Dear Mr Pruitt:

I am writing to express opposition to the re-zoning of any large parcels of property on Canton Hollow Road for the purpose of building housing units which ultimately will greatly increase congestion on that narrow and winding road. I do not oppose providing housing for greater Knoxville's expanding population; however, road improvements to accommodate safe commutes in that area of Knox County have not kept pace with the houses, apartments and condos being built on almost every piece of available property.

I am informed that the Fuller Group will petition the Knox County MPC on October 11 to re-zone more than 16 acres on Canton Hollow Road between Fox Road and Kingston Pike for the purpose of constructing numerous multiple-family units. Considering the current accident rate on that road, I am certain that a much more hazardous condition will be created unless some limitations be placed on the concentrations of housing units on that already heavily traveled stretch of road.

I appreciate the consideration your feasibility studies give to the practicality of construction projects and to the safety of families who live and travel on our roads and highways. Thank you for your consideration

Sincerely,

Charles D. Pless
Knox County Resident
(865) 691-7744
plessc@bellsouth.net

11 2007

METROPOLITAN

10608 Summit Mountain Court
Knoxville, TN 37922
October 10, 2007

Mr. Ken Pruitt
Staff Planner
Metropolitan Planning Commission
City-County Building
400 Main Street, #403
Knoxville, TN 37902

RE: File Numbers 10-Q-07-RZ & 10-D-07-SP

Dear Mr. Pruitt:

We are residents of the Lovell Hills subdivision and are very concerned about the proposed development on Canton Hollow Road scheduled to be heard at an MPC meeting on November 8th.

The traffic situation in that area is already of concern to those of us who live and drive there and this development would make it worse.

It is our hope that the MPC will deny this development.

Sincerely,


John and Carey Merz

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/15/2007 9:22:38 AM
Subject: Fwd: Plan Amendment - File Numbers 10-D-07-SP & 10-Q-07-RZ (Travis Fuller)

>>> "Allen, Nancy D." <AllenND@oro.doe.gov> 10/15 9:20 AM >>>
RE: Plan Amendment - File Numbers 10-D-07-SP & 10-Q-07-RZ (Travis Fuller)

Mr. Pruitt and Knox County MPC Commissioners,

We own property on Canton Hollow Rd and my elderly mother lives on that road and drives, having to deal with the ever increasing traffic. There have been several traffic accidents and some have even caused vehicles to leave the road and end up in my mother's yard barely missing hitting her home, because of this, guard rails have had to be placed along the road and even those have been hit and damaged.

We are opposed to the zoning of the 16 acres of land on Canton Hollow Rd for apartments. The road cannot handle the traffic that it currently has, let alone additional traffic that a large apt complex would create. Also, the development in that area is single family homes and should remain that way. The Lovell Road/Kingston Pike intersection is backed up at peak hours already.

We strongly urge you to turn down this request for rezoning to apartments for this property.

Nancy and Ronald Allen

LOVELL HILLS RESIDENTS' ASSOCIATION, INC.

PO Box 22881, Knoxville, TN 37933-2881

BOARD OF DIRECTORS:

PRESIDENT: Tim Bigelow: 675-3822 **SECRETARY:** Chuck Bailey 675-6000
VICE PRESIDENT: Al Smith 675-6511 **TREASURER:** Bob Greene 777-9850

15 October 2007

Ken Pruitt
Assistant Manager, Rezoning
Metropolitan Planning Commission
400 Main Street
Suite 403
Knoxville, TN 37902



RE: Plan Amendment – File Numbers 10-0-07-SP & 10-Q-07-RZ (Travis Fuller)

Dear Mr. Pruitt

The Lovell Hills Residents' Association Board of Directors, representing the general interests of the Lovell Hills Residents' Association, opposes the proposed rezoning request for the property located on Canton Hollow Road (ID #143.099.06).

The rezoning request from Agricultural to Medium Density Residential with the Slope Protection Area is clearly unsuited to the location without first requiring major improvements to Canton Hollow Road to accommodate the significantly higher vehicle traffic that will result. So many traffic accidents, including some with fatalities, have occurred along this very stretch of Canton Hollow Road.

The petroleum pipeline running through the middle of the property and the steepness of the property make the Medium Density Residential zoning proposal even more questionable.

The Medium Density Residential zoning would also be clearly out of character with existing low-density residential development along Canton Hollow Road. If the rezoning is approved, the resulting mixed development and excessive traffic will unfairly affect the property values of the residents along Canton Hollow Road and nearby Lovell Hills and Canton Place subdivisions.

The Lovell Hills Residents' Association Board of Directors strongly urges that the zoning change request be denied. If re-zoning cannot be avoided, then at most only a change to single family housing should be permitted.

Sincerely,

Tim Bigelow
President, Lovell Hills Residents' Association



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

Dear Knox County MPC Commissioners:

I am writing in opposition of a petition to rezone approximately 16 acres on Canton Hollow Road (Tax ID Number: 143 099.06) from Low Density Residential (LDR) & Slope Protection Area to Medium Density Residential (MDR) & Slope Protection Area for the purpose of apartment development. I encourage the commission to deny the requested MDR designation.

Canton Hollow is not a safe road, nor is an apartment complex desired in our area. I drive Canton Hollow Road periodically (weekly) and it is anything but safe. Given the choice between adding a lot of traffic via a huge apartment complex that is not particularly appealing or adding little traffic via more desirable dwellings, it only makes sense to choose the lower density choice.

I understand there are many other reasons for earmarking this property for single family dwellings, so it really doesn't make any sense to rezone this property to permit an apartment complex to be built on it. Therefore, the county should keep the present zoning of this property for low density housing.

I also think it should be a standard that every high density residential complex or huge subdivision should have an entrance onto a major four lane road (like Middle Brook Pike) or onto a wide, flat three-lane road (like Campbell Station Rd). Development in Knoxville has been poorly done or degraded too many times over the years (for example the MPC staff recommendations should never be overruled, but are far too often). This hurts our town and we can do better, should do better and this type of petition to rezone should be stopped dead in its tracks.

Thank you,

A handwritten signature in cursive script that reads "Chris Patterson". The signature is written in black ink and is positioned above the typed name.

Chris Patterson
608 Summit Lake Ct.
Knoxville, TN 37922

From: Betty Jo Mahan
Subject: Fwd: Rezoning on Canton Hollow Road

>>> Barbara Cunliffe <cunliffe@chartertn.net> 11/4/2007 4:40 PM >>>
William and Barbara Cunliffe
10608 Chevy Drive
Knoxville, TN 37922

Mr. Buz Johnson
Metropolitan Planning Commission
400 Main Street
Knoxville, TN 37902

November 4, 2007

RE: File 10-D-07-SP and 10-Q-07-RZ Travis Fuller

Dear Mr. Johnson,

On October 29, 2007, an article in The West Side Shopper-News quoted Travis Fuller as saying that he intended to revise his application to the Metropolitan Planning Commission. It states that he now will request PR Zoning suitable for a condominium development. Mr. Fuller's goal, according to this article, is to construct 70-75 units for sale.

For the reasons stated in our two previous letters to the Metropolitan Planning Commission (October 6th and October 13th, 2007), we continue to recommend that the MPC deny the request from the applicant. Additionally, we are concerned about the view pollution that would affect our property. We feel that neither an apartment nor a condominium development is appropriate for this area.

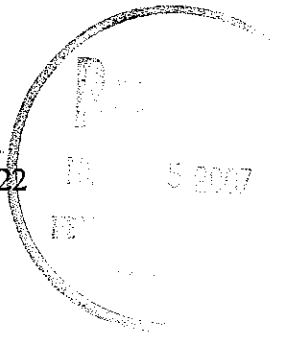
We request that this letter be added to the file.

Thank you for your consideration in this matter.

Respectfully,

William and Barbara Cunliffe
Homeowners
Lovell Hills Subdivision

10931 Sallings Rd.
Knoxville TN 37922
November 2, 2007



Mr. Ken Pruitt
Metropolitan Planning Commission
400 Main St.
Knoxville TN 37902

RE: File 10-D-07-SP and 10-Q-07-RZ Travis Fuller

Dear Mr. Pruitt:

I live at the above address on the south side of Sallings Road in the Lovell Hills subdivision. I have a direct and unobstructed view over the property being considered for rezoning in the above referenced file. I have read the MPC file with attached citizen's letters.

I support the MPC decision to deny rezoning to Medium Density Residential (MDR) and to maintain the current zoning for Low Density Residential for the following reasons:

A) Many multistory apartment buildings resulting from the MDR zoning would have a roofline that would result in **visual pollution** for all of us on the south side of Sallings Road, as is evident by examination of the relevant topographic map.

B) There is no question that the MDR designation would result in an unacceptable **increase in accidents** on Canton Hollow Road. We already hear too many sirens from emergency vehicles on that road and letters in the file clearly document the accident rate on that hilly, curvy, and marginal road.

C) If MDR were approved and if Mr. Fuller were successful in purchasing the lots immediately north of the subject property, i.e. lots designated on Map No. 143 as 9.02, 9.03, and/or 9.07, it seems likely that precedent would be set for MDR to be approved for these lots. Then the six of us homeowners on the south side of Sallings Road would be facing the backs of multistory apartment buildings, as would our several neighbors on the north side of Sallings Road. This situation clearly **would significantly reduce the value of our properties**, not to mention that such a development would be **totally inconsistent with the present use** of our fully-developed, single-family, Lovell Hills neighborhood.

I request that this letter be added to the referenced file.

Thank you for your consideration of this letter.

Sincerely,

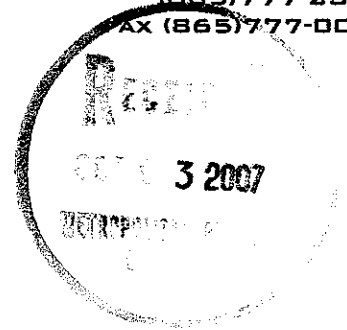
A handwritten signature in cursive script that reads "Terrence B. Lindemer". The signature is fluid and connected, with a prominent initial "T" and a long, sweeping underline.

Terrence B. Lindemer

AI S

ANDERSON INSURANCE SERVICES

(865)777-2324
FX (865)777-0019



October 1st, 2007

Ken Pruitt
MPC
City/County Building
400 Main Street, Suite 403
Knoxville, TN 37902

Dear Mr. Pruitt,

I am the President of the Edgewater Homeowners Association on Canton Hollow Road. It is my understanding that on October 11th, the Fuller Group is going before the MPC requesting a rezoning of 16.2 + acres on Canton Hollow Road to build **apartments**.

This rezoning and subsequent building would add 300 to 400 more cars to the winding, narrow Canton Hollow Road. The Edgewater Homeowners Association would urge the MPC to vote **NO** on this request.

I am grateful that you would consider this request and should you have any questions, please feel free to call at 966-1732.

Respectfully,

Cecil Anderson
President
Edgewater Homeowners Association

LIFE ● GROUP ● HEALTH ● PENSION ● FRINGE BENEFITS

10301 LOMA DRIVE ● KNOXVILLE, TENNESSEE 37922



October 1, 2007

Sherry Williams
849 Ashley Michelle Court
Knoxville, TN 37934

Mr. Ken Pruitt
MPC
City County Bldg
400 Main Street, Suite 403
Knoxville, TN 37902

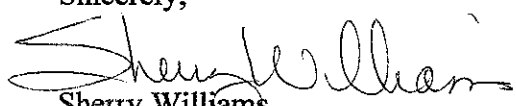
Dear Mr. Pruitt:

It has come to our neighborhood's attention that a parcel of property on Canton Hollow Rd. is being rezoned to enable the owners to build 12 units per acre as apartments. This equals almost 200 units. That would add 300 to 400 more cars to Canton Hollow Rd., which is a narrow, winding country road with no shoulders.

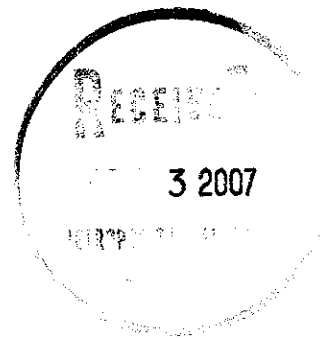
Please reconsider rezoning the property to a less dense number of units so Canton Hollow Rd. will not become more dangerous to drive. There was a fatal accident near this property earlier this year.

At the least, I would think the MPC should do a study on Canton Hollow and the traffic it would safely be able to handle before any rezoning.

Sincerely,


Sherry Williams

October 2, 2007



Knox County MPC

Re: Rezoning on Canton Hollow Road

This letter is in response to the Fuller Group applying for the rezoning of a farm on Canton Hollow Road for the building of apartments.

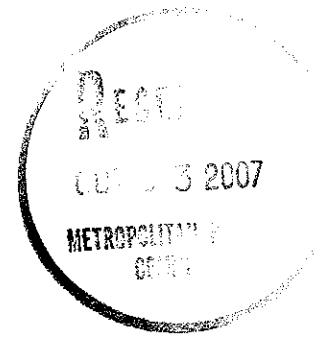
Please take special consideration of this request. Those of us who live on or adjacent to Canton Hollow know that there is no way this road can take any more traffic. It is very narrow and winding and has had numerous wrecks, both with injury and death.

Unless this road is going to be revamped before any building occurs, I believe the safety aspects would outweigh the need for the apartments.

Thank you in advance for your consideration.

A handwritten signature in cursive script that reads "Lisa Nation".

Lisa Nation
Edgewater Homeowner



October 2, 2007

MPC
Attention: Ken Pruitt
City County Building
400 Main Street, Suite 403
Knoxville, TN 37902

RE: Canton Hollow Road

Mr. Pruitt.

I am a resident living off Canton Hollow Road where the MPC is considering rezoning to build almost 200 apartment units.

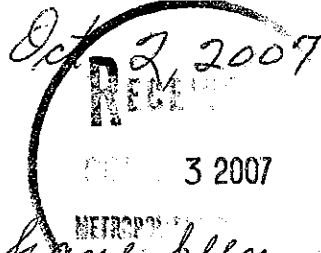
Please reconsider this request, as the traffic on this road is bad enough. With its sharp curves and roller coaster topography, with no berms on either side of the roadway, you are as begging for more accidents and intolerable congestion. We have had, as you will be able to confirm too many serious accident to date. We do not need to add to these current deficiencies in the Canton Hollow Road.

Sincerely,

A handwritten signature in black ink that reads "Ellen & Ronald H. Lukens". The signature is written in a cursive style and is followed by a long horizontal line.

Ellen B. & Ronald H. Lukens
(Knox County Voters)

Dear Board Members,



My husband and I have been retired homeowners in Edgewater for 12 years. While we do not travel on Canton Hollow on a regular schedule we do drive it almost daily. With the addition homes being built on Woody we have seen a major increase the number of cars in the area. Along with this increase there have been many more accidents, even fatalities.

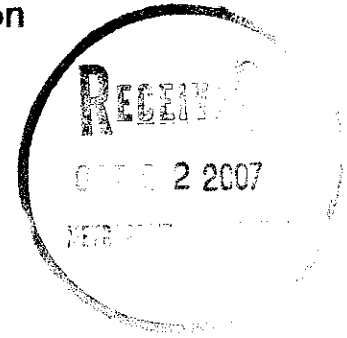
An increase of 300-400 cars is not acceptable. Please consider the safety of those who already have to use Canton Hollow in making your decision on the proposal by the Fuller Group on Oct. 11, '07. Thank you for your

attention to our concerns in this matter.

Sincerely

Tom + Ann Nelson
10630 Alyson Nikole Dr.
Knoxville, TN 37934-7075

View Harbour Neighborhood Association
952 Harbour Shore Drive
Knoxville, TN 37934



To: Ken Pruitt, MPC

From: View Harbour Neighborhood Association

Date: September 28, 2007

RE: Rezoning at Canton Hollow: File #10-Q-07-RZ, Applicant: The Fuller Group

The residents of View Harbour Subdivision, located just west of Canton Hollow Road in West Knoxville, are opposed to the proposed rezoning applied for by The Fuller Group, File #10-Q-07-RZ.

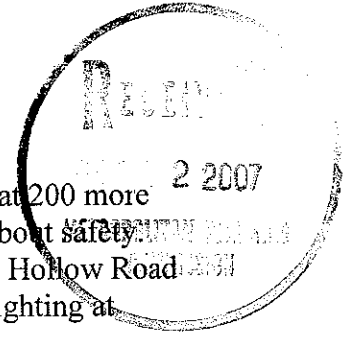
Canton Hollow Road is not suitable for the additional traffic this development will create. The road is extremely hilly and full of curves, has no shoulders, is frequently traveled by persons going over the posted speed limit, and is the site of numerous accidents as a result. This proposed parcel of land lies just beyond the crest of a large hill, which is blind when traveling north on Canton Hollow. Turning vehicles in this area will create a safety issue for residents who live in the area. It is likely that Woody and Loop Roads will become a cut-through for residents of this development to get to Concord Road and these roads are even less suitable than Canton Hollow for high volumes of traffic. The intersection of Canton Hollow and Woody Roads is often the site of accidents, some of which have been fatal.

The intersection at Canton Hollow and Kingston Pike is already extremely congested due to the recent additions of The Rush Fitness Center and Sonic Drive In. Additionally, a parcel of land at the corner of Canton Hollow Road and Woody Road has been approved for condo homes which will likely be developed within the same time frame as this proposed development, should it be approved. The Greenway School located adjacent to this property continues to grow, adding additional traffic to this area. More traffic along Canton Hollow Road will cause additional hazards for those who travel this route.

The surrounding area of this parcel of land is occupied primarily by single family dwellings along with small developments of town houses. Any new developments approved for this area should be single family dwellings that are consistent with the surrounding area.

View Harbour Neighborhood Association asks for the MPC's consideration of these issues when considering the proposed rezoning of this property and deny approval for this type of development. Should you need to contact the Association, please call Gayle Santich, VHNA President, at 256-4220 or written correspondence can be directed to the address above.

September 28, 2007
Knox County Zoning Commission



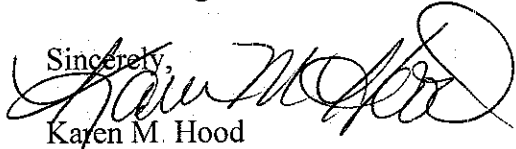
Traffic on Canton Hollow Road cannot accommodate the additional load that 200 more units will contribute to this route. It's not only about volume, though, it's about safety. I have lived in my home in Edgewater subdivision since July 1996. Canton Hollow Road has always been a rather treacherous route, with its many curves, minimal lighting at night and hills that block visibility of oncoming traffic. The challenges have unfortunately been highlighted as the result of several accidents, at least one of which in recent years has been fatal. The improvements at the intersection of Woody Road have helped a bit, however, in its current condition, adding significant traffic to this route, I believe, would have tragic results.

I can say it is a rare occasion when one drives the 1.5 miles down Canton Hollow Road from Kingston Pike to the entrance of our neighborhood, Edgewater, when you don't meet at least one car crossing the double yellow line headed straight for you. You can only pray that the other driver will pull back into their own lane before they hit you, because there's nowhere to go except over the embankment or into the hillside. There is virtually no safety margin for error, and the road is so narrow that some vehicles simply don't maneuver well enough to avoid crossing the line at certain points along the road. There is a great deal of industrial traffic, including large trucks and construction, utility and landscape vehicles that travel this route frequently.

While there are certainly convenience and economic concerns on which I could base my arguments against allowing this development, I believe the most important issue is the safety of those who already reside in the area as well as those who would be moving in. Adding a large number of new residents to an area already challenged by infrastructure not only endangers those who travel the route regularly, it endangers those new residents and their construction and service personnel.

I think the idea of offering apartment living in this part of town is wonderful, however, it should be added only to a place where the infrastructure will adequately accommodate it, making it a safe place to live for all concerned. On a very crooked road where near-misses happen on a daily basis, this project appears to set the stage for failure. We unfortunately live in a time where infrastructure is only improved when we have physical proof that it is faulty. That is, we make improvements in a reactive fashion. In this case, more people would have to die or be severely injured to provide that physical proof. We ask for your support in breaking that cycle. Until the road is made straighter or there is a way to prevent cars from drifting into the oncoming lanes, please don't build a population-dense development on this site. Don't wait for another fatal accident to prove this is the right course of action now.

Sincerely,


Karen M. Hood
1009 Ashley Michelle Court

(865) 742-7563

*Thank you for your
consideration.*

Please contact me if there is additional information I could provide.

September 29, 2007



Dear MPC,

I live in Edgewater Subdivision, a neighborhood of condominiums off Canton Hollow Road. It has come to my attention that the Fuller Group is applying for the rezoning of the farm on the east side of Canton Hollow. They plan to build almost 200 apartments on this property.

Canton Hollow is a curvy, narrow road which cannot accommodate the extra traffic that the residents of 200 apartments would generate. I strongly oppose rezoning this land to build apartments. Canton Hollow is winding and dangerous enough with the current level of traffic. Adding 300 to 400 more cars (from apartment residents) would make Canton Hollow even more dangerous, slow, and inconvenient.

I have lived in a neighborhood off Canton Hollow for the past 11 years. Overloading this narrow road with more traffic and congestion would seriously compromise my quality of life and that of the other residents who currently use Canton Hollow. I am definitely against the Fuller Group's proposal to build 200 apartments off Canton Hollow Road. Thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn D. Taylor".

Kathryn D. Taylor

Dear Mr. Pruitt,

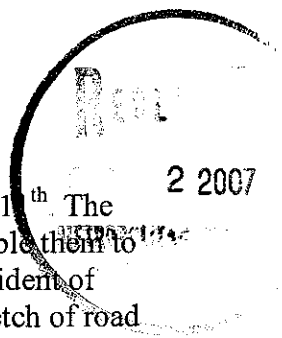
I am writing in reference to the MPC meeting that will take place on October 1st. The Fuller Group is applying for rezoning of a farm on Canton Hollow Rd. to enable them to build apartment units. I am extremely concerned about this proposal. As a resident of Edgewater, I travel this narrow and winding road daily. It is a treacherous stretch of road that has become increasingly traveled with the expansion of Turkey Creek. Adding additional traffic would be dangerous and irresponsible. I do not feel that this area is suited for an apartment complex. I also worry about the affects on the area schools. My daughter attends A.L. Lotts. That school, as well as the schools in this area, is at capacity. Potentially adding more students would create more overcrowding. The morning commute would also become more difficult. A.L. Lotts is five minutes away from our home, but it takes over 30 minutes to reach the school in the morning.

There have been numerous accidents on Canton Hollow Rd. in the last few years. Increasing traffic would make this area more dangerous for current residents. I believe it would be a mistake to allow the Fuller Group to build an apartment complex in our neighborhood.

Thank you,

Artemis Vallante

Artemis Vallante



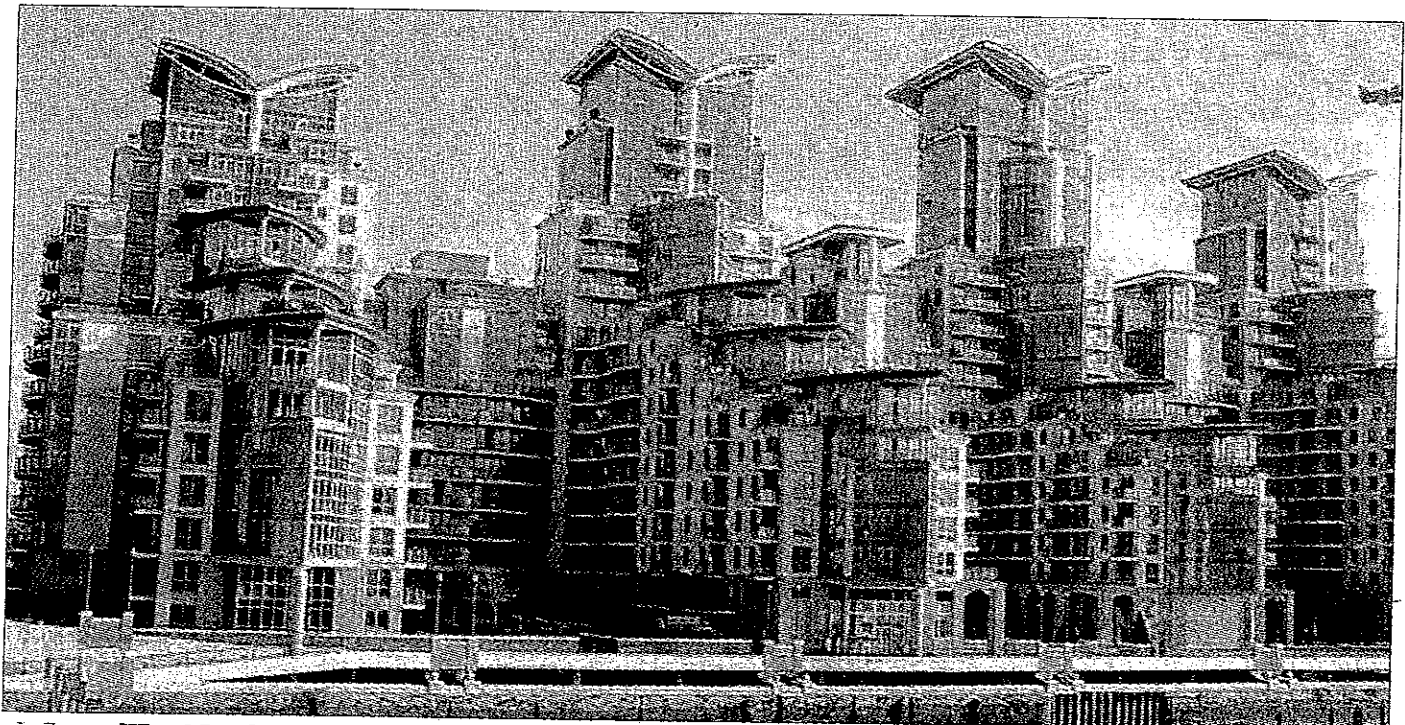
MP6
City County Building



Reopening; Farm on Canton Hollow - Series

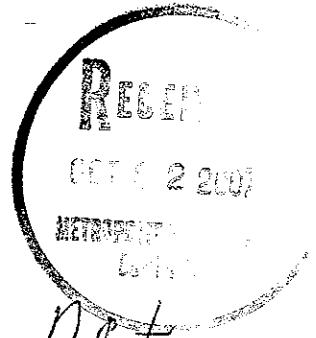
Reason: The road is narrow and the traffic is heavy.

CITIZENS OPPOSE FULLER GROUP APARTMENTS ON CANTON HOLLOW ROAD



Address To: MPC, Attn: Ken Pruitt.

I Am A Home Owner ON
CANTON HOLLOW RD.



This rezoning + Road Will Not
Handle the Traffic.

For THAT MANY cars.

Enough people Have Already

HAVE DIED ON this Road!

No-No. We do not need any more cars on
this road 'Canton Hollow Road'. This road
is very very dangerous - too narrow - too many curves
and we certainly don't need any more cars
on Canton Hollow. I'm sure every-body that
lives on " " Rd + in Edgewood are all
people + right now it is very difficult
for us to drive on this road + to think you
want to put 400 more cars out here, is
beyond me - Please - Please consider us "old
people" + help us - We need your help.

Hazel West
925 Ashley Michelle Ct
Knoxville TN 37934-7063

Thanks - Hazel West

Handwritten Draft

10-2-07

To: Metropolitan Planning Commission - Attn: ^{Deputy} Bob Johnson ^{Director}
 Subject: MPC ¹⁰ / 11/07 Agenda Item #174

MPC File # 10-D-07-SP 10-Q-07-RZ

Commission District 5 - Rezoning - Travis Fuller

~~Concepts & Vision Review~~ Canton Hollow & Deep Woods

From Low Density > Medium Density = 12 Units/Acres

(Re Greiglenhold
Knox County Commission)

From: Charles Alan Smith, Registered Professional Engineer
 822 Trent Lane
 Knoxville TN
 37922 (865) 675-6511

- Vice President Lovell Hills Residents Assoc.
- LH Representative to Council for
 West Knox Homeowners

Background: August '07 meeting of Area Residents (Lovell Hills -
 Canton Hollow) Pandora Brock Turkey Creek -
 Travis Fuller - Broker Fuller Group outlined proposal
 200-240 Unit Apartment Complex on 18 Acre
 Agricultural Zoned Land on Canton Hollow Lane just
 NW of Greenway School Property.

Objections #1. 12 Unit/Acre Proposal > 8 Acre Austin Landing and
 2 1/2 Single Family Units Acre, Sallings & Summit Fork Court
 Lovell Hills Planned Residential to which it would back,
 is completely out of character for Responsible Zoning.

#2. Understood 2005, 5800 Vehicles/Day Study would be
 increased by at least 1000/Day on narrow, dangerous
 2 lane Canton Hollow Rd with no plan to widen
 to make proposal completely unacceptable for Responsible Zoning.

#2A. Similar size Apartment Complex Alden Legacy⁽²⁾
on Middlebrook Rd. Keused as reference by Travis Fuller
on wide 4 Lane Highway, not narrow 2 lane unshouldered trail.

Objections

#3. Overloading Canton Hollow, which is a connector,
puts added traffic on Residential Streets - where
Lovell Hills Huxley, Cherry Drive, Summit Lake West Ln
currently overloaded with high speed traffic to
Canton Place and Fox Rd. Would put more traffic
on this residential by pass to Canton Hollow.
- Recent Traffic survey conducted by Knox Co
Engng. Dept. for speed humps for traffic calming on
this route identified current problem (w/acc on
Huxley) but speed humps voted down. Adding bypass
traffic through Lovell Hills would be grossly irresponsible!
(2002, 2100 average vehicles/day, 200 Huxley Rd - More now!)

0

#4. Topography of the 18 Acre Ag. Zoned property
proposed for 200-240 unit complex, is
extremely hilly requiring much grading and other
destruction of the Natural Environment
our Lovell Hills Resident Homeowners purchased as
a part of the value of their property.
The 80 foot increase in elevation from
Canton Hollow to Sellings & Summit Lake Ct.
is such that the proposal of a
Reputable Responsible Professional Engineer
would be needed before you can responsibly
consider this. We're going for the sake of our
Lovell Hills Residents to avoid undermining of
foundations, undercutting & killing mature Natural
as well as planted trees.

#5. There are numerous other studies that must be made before we can responsibly consider granting this zoning change.

(1) There are 2 High Pressure High Volume Petroleum Product Pipelines as marked on Summit Lake and Canton Hollow which traverse this property. - Rerouting, replacement or reinforcement is a major obstacle and great safety hazard cost to the use of this property as controlled by Easement of the Pipeline Co. This must be evaluated and stated.

(2) Access for School Bus Transportation, and ability of our expected Farago Branch of Knox County Schools to handle a sizeable increased school population must be approved before a responsible zoning change is granted.

(3) Supply of Water & Sewer Utilities to serve a 200 to 250 Unit Complex is needed and must be assured not to adversely affect surrounding customers is needed before a responsible zoning change from Agricultural can be granted.

(4) Similar assurances of other utility and service availabilities such as for:

- Natural Gas
- Power - Electric
- Fire Protection
- Police "

Ambulances & Hospital Availability etc.

Car/Motor
PE.

Council of West Knox County Homeowners, Inc.

Representing over 65 Homeowner Associations with 15,000 homeowners since 1972

Andover Court
 Ashley Oaks
 Autumn Ridge
 Belmont West
 Benington
 Bluff Point
 Bunker Hill
 Cambridge Woods
 Carrollwood
 Cedar Grove
 Charles Town Lnd
 Chestnut Grove
 Choto Estates
 Cobblestone Park
 Colonies
 Crest Haven
 Crestline
 Crestwood Hills
 Dutchtown Harbor
 Eagle Glen
 Echo Valley
 Edgewater
 Farmington
 Farrington
 Forest Mill
 Foxfire
 Gettysvue HOA
 Greywood Clusters
 Gulf Park Civic
 Gulfwood
 Harts Ridge
 Heritage Woods
 Hunting Ridge
 Karns Community
 Kensington I
 Kincer Farms
 Kingston Woods
 Lakeridge
 Lakewood Community
 Lennox Place
 Lovell Hills
 Lovell Road
 Lovell Woods
 Lyons Crossing HOA
 Lyons Crossing NA
 Madison Ridge
 Morgan Place
 New Kensington
 Northshore Landing
 Plantation Springs
 Rudder Lane
 Seven Oaks East
 Sevenoaks West
 Sherman Oaks
 States View
 Suburban Hills
 Tan Rara Oeste
 Tooles Bend
 Trails End
 Twin Springs
 View Harbour
 Villas at Lyons Cross.
 Wayne Provence
 Waterford
 Westbrooke
 Westhampton
 Westland - West
 Westshore
 Wheaton Place

✦ **NEXT MEETING:** Tuesday, October 2, 2007
 7:30 to 9:00 pm
 Peace Lutheran Church
 621 N. Cedar Bluff

✦ **GUEST SPEAKER:**

Buz Johnson • Deputy Director
 Metropolitan Planning Commission 215 • 2500
buz.johnson@knoxmpc.org

✦ **NEIGHBORHOOD CONFERENCE • Oct 13 8:00am**
 Register online at: www.knoxcounty.org/oon/neigh_conf_reg.php
 or call 215 - 4357

OCTOBER 2007		
Knox County Sheriff's Dept.	Captain Harkins	
Metropolitan Planning Commission	Oct 11	1:30 pm
Knox County Commission	Oct 22	Meeting 2:00pm
		Zoning 4:00pm
Knox Co. Board of Zoning Appeals	Oct 24	1:30 pm
Knox Co. Board of Education	Oct 3	5:00 pm

President	John Schoonmaker	675 • 6625	Board Members (in addition to officers):	
Vice President	Sue Mauer	690 • 0269	Linda Gildner	675 • 5341
Secretary	Chuck Fleischer	769 • 1356	Charlene Porter	694 • 9629
Treasurer	Jacki Cash	671 • 6797	Debra VanMeter	690 • 1414
Parliamentarian	Edward Langston	539 • 1796	John Von Weisenstein	690 • 3944

METROPOLITAN PLANNING COMMISSION • PRELIMINARY AGENDA

Thursday, October 11, 2007 • 1:30 pm

400 Main Street • City • County Building • Main Assembly Room

Agenda Item No. ↓	MPC File No. ↓	Commission District ↓	CONCEPTS & USES ON REVIEW	Location of Development	Zoning Classification Change
14	10-SB-07-C	10-B-07-UR	6 CASCADE FALLS	Cascade Falls Ln & Laurel Falls	Detached residential Sub • PR
17	10-SE-07-C	10-D-07-UR	6 COVERED BRIDGE at HARDIN	Covered Bridge & King Post Tr	Detached residential Sub • PR
			REZONINGS		
57	9-K-07-RZ		6 CRB PROPERTIES	Bob Kirby & Bob Gray	Agricultural > Planned Residential
60	10-C-07-PA	10-C-07-RZ	3 DAVID GIBSON	Mars Hill Rd & Middlebrook Pk	Low Density > Medium Density
74	10-D-07-SP	10-Q-07-RZ	5 TRAVIS FULLER	Canton Hollow Rd & Deep Woods	Low Density > Medium Density
80	10-W-07-RZ		5 METROPOLITAN PLANNING COM	Joe Hinton Rd & Bakertown Rd	Agricultural > Planned Residential
			USES ON REVIEW		
83	10-A-07-UR		5 SOUTHERN SIGNS	140 • I 75 & Palestine Ln	Signage plan
85	10-F-07-UR		6 FIRST TENN BANK	Hardin Valley Rd & Iron Gate	Bank in PC zone
87	10-H-07-UR		5 DOGOTOPIA	Kingston Pk & Sherway Rd	Dog day care and boarding

NOTE: This has been prepared for members of the COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC. 8 - 4130

○ We do not guarantee that all MPC filings are listed that could affect your neighborhood ○

Rudny 966-8834 w/A Letter
 Andy 966-1266 Before Town



Knox County
Traffic Calming Program
Lovell Hills
Traffic Study (2002)

Handwritten mark resembling a checkmark or signature.

TC 1
200 Huxley Rd
ADT = 2100 veh/day
85 % Speed = 41 mph
Avg Speed = 34 mph

TC 2
10813 Sallings Rd
ADT = 300 veh/day
85 % Speed = 39 mph
Avg Speed = 31 mph

TC 3
317 Huxley Rd
ADT = 1400 veh/day
85 % Speed = 40 mph
Avg Speed = 33 mph

TC 4
516 Summit Lake Ct.
ADT = 1050 veh/day
85 % Speed = 40 mph
Avg Speed = 33 mph

TC 5
633 Tree Ridge Rd
ADT = 375 veh/day
85 % Speed = 32 mph
Avg Speed = 25 mph

TC 6
10632 Forest Crest Rd
ADT = 225 veh/day
85 % Speed = 33 mph
Avg Speed = 26 mph

TC 7
854 Trent Ln
ADT = 330 veh/day
85 % Speed = 34 mph
Avg Speed = 27 mph

TC 8
902 Trent Ln
ADT = 535 veh/day
85 % Speed = 29 mph
Avg Speed = 23 mph

TC 9
10617 Chevy Ln
ADT = 1100 veh/day
85 % Speed = 27 mph
Avg Speed = 23 mph

TC 10
633 Summit Lake Ct.
ADT = 720 veh/day
85 % Speed = 32 mph
Avg Speed = 26 mph

TC 11
643 Valley Hill Ln
ADT = 200 veh/day
85 % Speed = 33 mph
Avg Speed = 24 mph

TC 12
625 Valley Hill Ln
ADT = 160 veh/day
85 % Speed = 31 mph
Avg Speed = 25 mph

TC 13
699 Tree Ridge Rd
ADT = 270 veh/day
85 % Speed = 28 mph
Avg Speed = 22 mph



Mike Ragsdale
Making government better every day!

215-HELP (4357)
www.knoxcounty.org

SUBJECT

DATE

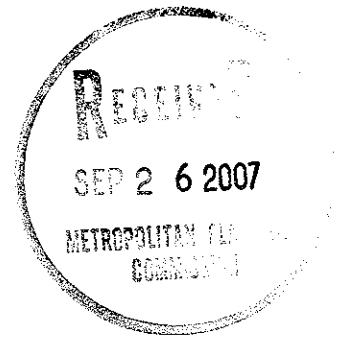
MPC Ken Pratt promised to reply
to King To Customer in Knoxville?
@ 4:05 PM - Tues, 12/07
4:25 - 20 Minutes No Answer

Travis Fuller Promised to reply
to phone call. Sept 07
Never replied.

Next thing call Mayor Mike Ragsdale
who may be interested in giving
service to the paying Public and
not MPC "customers"

Cal

906 Brittany DeAnne Lane
Knoxville, TN 37934
September 24, 2007



MPC City County Building
400 Main Street, Suite 403
Knoxville, TN 37902
Attn: Ken Pruitt

10-Q-07-RZ
10-D-07-SP

Dear Mr. Pruitt:

We are writing on behalf of Edgewater Subdivision in regard to the application from the Fuller Group to rezone the property located on the north east side of Canton Hollow Road.

Knox County Engineering is continually working to improve this narrow, curving road. Improvements have been made in recent years to the intersection at Kingston Pike as well as the intersection at Woody Road. However, with increased development, changes to Concord Road and changes to Westland, Canton Hollow Road is really not any safer. We have 123 homes in our neighborhood and have been affected by the collisions and fatalities on this road.

The addition of another 200 to 400 cars does not seem feasible for this winding and narrow road.

We ask that you take this into consideration when making a decision on this request.

Respectfully,

Edgewater Subdivision Homeowner's Association, Inc.
Board of Directors

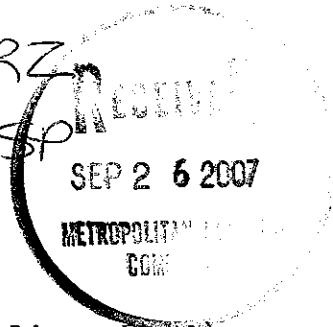
10923 Sallings Road
(Lovell Hills Subdivision)
Knoxville, Tennessee 37922

September 25, 2007

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

10-Q-07-RZ

10-D-07-SP



To whom it may concern:

I am a resident of Lovell Hills (with a house on Sallings Road) whose property borders in back on Canton Hollow Road. It has come to my attention that there is a proposal coming up before you which envisions the construction of a major apartment complex on (what has been) agricultural land off Canton Hollow Road. I have compelling reasons to object to this development proposed by Travis Fuller of the Fuller Group (9040 Executive Park Drive, Knoxville, Tennessee 37923).

It would be a serious mistake to change the land use in question from LDR to MDR. I am sure you are aware that presently there are no apartments of any kind along Canton Hollow Road, which is a narrow, two-lane road with frequent accidents. Neither the houses in the Edgewater Subdivision nor those at Austin Landing are apartment units. The proposed density of occupation is clearly excessive (even for a builder's proposal). It has been estimated that the proposed apartment complex would place more than 1200 additional vehicles daily on Canton Hollow Road. That is unacceptable. That narrow road (which is overburdened with traffic now) cannot accommodate that kind of additional traffic.

There is another point to be made on the apartment complex Fuller proposes off Canton Hollow Road. Wasn't this land reserved for a long-range walking area for local residents according to the county's 20-year development plan?

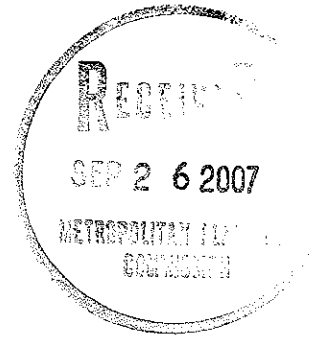
I object to the apartment development because of the additional traffic and the additional noise to which we would be subjected. I hope you can see my point.

Perhaps I should also mention that I am a senior citizen who moved to Eastern Tennessee in 2001 when I retired as a professor from a western out-of-state university. My hope was to secure a retirement property that could afford me arboteous beauty and rustic tranquility in my remaining years.----Please NO APARTMENTS off Canton Hollow Road.

Sincerely yours,
Rudolf Koester
Dr. Rudolf Koester
Co-owner of house
10923 Sallings Road
Knoxville 37922

cc: Com. Leuthold

Brittany DeAnne Lane
Knoxville, TN 37934
September 24, 2007



MPC City County Building
400 Main Street, Suite 403
Knoxville, TN 37902
Attn: Ken Pruitt

10-Q-07-RZ
10-D-07-SP

Dear Mr. Pruitt:

I am writing in regard to the application from the Fuller Group to rezone the property located on the north east side of Canton Hollow Road.

I personally do not see how Canton Hollow road can safely handle any additional traffic. I have only lived on this road for 10 years. However, over the past several years the improvements to Westland, the intersection of Kingston Pike and Canton Hollow and changes to Concord Road have directed additional traffic onto Canton Hollow. Additionally, there have been new developments in the area which have increased the traffic. Apartments would add 200 plus to 400 new vehicles.

Knox County Engineering is continually working to improve this narrow, curving road but, without changing the entire road, it really is not safer.

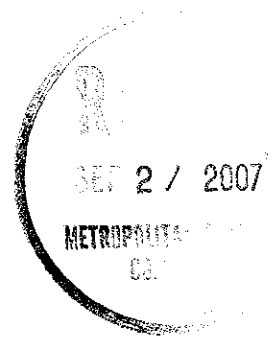
I ask that you take this into consideration when making a decision on this request

Respectfully,

A handwritten signature in cursive that reads "Jacki Cash".

Jacki Cash
Homeowner
Edgewater Subdivision

September 25, 2007



MPC
City/County Building
Ken Pruitt
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Ref: Rezoning of 16.2 Acres on Canton Hollow
in West Knoxville (Fuller Group)

Dear Mr. Pruitt,

I would like to voice my objection to this rezoning. I have been an 8 year resident of Edgewater Subdivision, a condo neighborhood, which is located off of Canton Hollow approximately ¼ mile from this proposed rezoning. In my opinion we do not need any more traffic on Canton Hollow. This road is quite twisty & curvy and additional vehicles would only make it more dangerous. There where 3 people killed in a one car accident on that road a year ago. Plus having the Rush at the beginning of Canton Hollow the congestion at the intersection of Kingston Pike & Canton Hollow can be unbearable. Just think how much more congestion there will be if this rezoning is approved and more vehicles are added to this mix.

Please make sure that my objection is heard. **"NO REZONING FOR THE FULLER GROUP ON CANTON HOLLOW IN WEST KNOXVILLE"**.

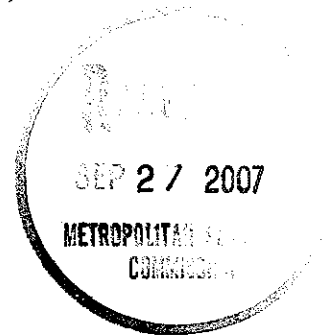
Thank you,

A handwritten signature in cursive script that reads "Jane Eaton".

Jane Eaton
1055 Ashley Michelle Court
Knoxville, Tn. 37934

September 25, 2007

Knox County MPC
400 Main Street, Suite 403
Knoxville, TN 37902



Attn: Ken Pruitt:

Dear Sir:

I understand that the Fuller Group will go before the MPC on October 11, 2007, to apply for a rezoning of 16.2+ acres of land on Canton Hollow Road, South of Kingston Pike. Their intent is to build 12 units per acre for apartments.

Canton Hollow Road is currently a highly traveled road, which is narrow, has no shoulders, with hills and curves. Although the speed limit is 30 mph, people drive between 40-45. They also use the yellow lines down the middle for their left wheels. I live in Edgewater Subdivision and very seldom do I see any sheriff vehicles, nor do I ever see anyone pulled over for excessive speed. There are many accidents on Canton Hollow, some with fatalities.

I am adamantly opposed to the rezoning of said property for the construction of apartments.

Thank you for your consideration in this matter.

A handwritten signature in cursive script that reads "Colette A. Dobson".

Colette A. Dobson
Lot 20
Edgewater Subdivision

September 25, 2007

Knox County MPC
400 Main Street, Suite 403
Knoxville, TN 37902



Attn: Ken Pruitt:

Dear Sir:

I understand that the Fuller Group will go before the MPC on October 11, 2007, to apply for a rezoning of 16.2+ acres of land on Canton Hollow Road, South of Kingston Pike. Their intent is to build 12 units per acre for apartments.

Canton Hollow Road is currently a highly traveled road, which is narrow, has no shoulders, with hills and curves. Although the speed limit is 30 mph, people drive between 40-45. They also use the yellow lines down the middle for their left wheels. I live in Edgewater Subdivision and very seldom do I see any sheriff vehicles, nor do I ever see anyone pulled over for excessive speed. There are many accidents on Canton Hollow, some with fatalities.

I am adamantly opposed to the rezoning of said property for the construction of apartments.

Thank you for your consideration in this matter

Patricia A. Hill

Patricia A Hill
Lot 22
Edgewater Subdivision

September 25, 2007

Knox County MPC
400 Main Street, Suite 403
Knoxville, TN 37902



Attn: Ken Pruitt:

Dear Sir:

I understand that the Fuller Group will go before the MPC on October 11, 2007, to apply for a rezoning of 16.2+ acres of land on Canton Hollow Road, South of Kingston Pike. Their intent is to build 12 units per acre for apartments.

Canton Hollow Road is currently a highly traveled road, which is narrow, has no shoulders, with hills and curves. Although the speed limit is 30 mph, people drive between 40-45. They also use the yellow lines down the middle for their left wheels. I live in Edgewater Subdivision and very seldom do I see any sheriff vehicles, nor do I ever see anyone pulled over for excessive speed. There are many accidents on Canton Hollow, some with fatalities.

I am adamantly opposed to the rezoning of said property for the construction of apartments.

Thank you for your consideration in this matter.

Mattie I. Tindell

Lot 19

Edgewater Subdivision

Mattie I. Tindell

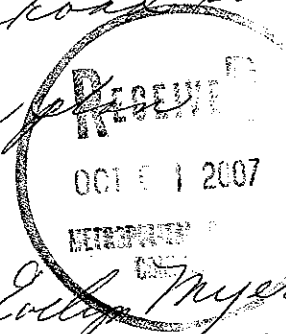
September 27, 2007

Dear Sir:

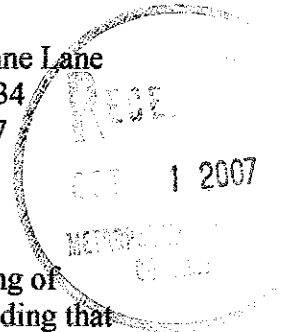
This is in regard to the rezoning
of a farm on the East side of Canton
Hollow. The line in the Edgewater Tract
off Canton Hollow. We feel that with
all the building that has gone on in
the 10 years we have lived in the
Edgewater tract; that to put up
apartment buildings and have all that
traffic going onto Canton Hollow would
be a huge mistake. At the present
time we have so much traffic on
Canton Hollow & many drivers drive
like they are on the Interstate, its
already too dangerous a road so
we highly object to your plan.

Sincerely,

Merle & Colly Myers
1051 Cashley Michelle Ct.



1040 Brittany Deanne Lane
Knoxville, Tn 37934
September 26, 2007



Dear Members of the MPC:

On October 11, 2007 The Fuller Group will present their application for rezoning of property on Canton Hollow Road to the Knox County MPC. It is my understanding that they are requesting to build apartments on a 16+-acre parcel of land. I strongly urge you do deny this request. I ask this for the following reasons.

1. Canton Hollow Road cannot support the amount of traffic that this development would generate. The road is both narrow and curvy and is already the frequent site of accidents. Increased traffic would increase the likelihood of more accidents.
2. The Schools to which the students would be zoned (A.L. Lotts, Farragut Middle, and Farragut High are already overcrowded, and the potential if almost 200 housing units will most likely add to their populations.

Please do the right thing, and do not further overload an "already overloaded" infrastructure.

In closing, I implore you to deny the Fuller Group's request.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Axley".

Jennifer Axley

9/26/2007

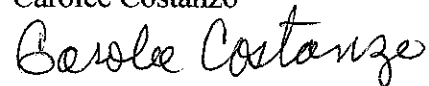
RECEIVED
OCT 6 1 2007

I strongly oppose The Fuller Group's plan to develop the 16.2 acres on the east side of Canton Hollow Road. The road has already had multiple car accidents and several deaths in the 6 years I have lived here. One of those deaths was a neighbor of mine.

There has been some improvements in the road recently with signs and resurfacing but it still remains dangerous with the curves and hills. When there are heavy rains parts of the low spots flood and when there is icing or snow the hills become a problem.

The Turkey Creek development and the Rush have increased the traffic to an unsafe level already. This has increased the danger for children waiting for the school bus and anyone trying to come out of a side street or driveway. Adding 300 to 400 more cars on Canton Hollow would greatly increase this already dangerous road.

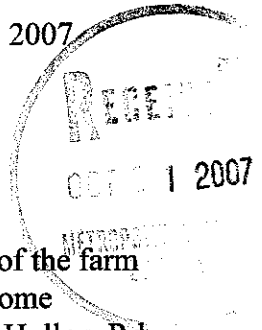
Carolee Costanzo



1025 Ashley Michelle Ct.
Knoxville, TN 37934

Mr. & Mrs. William A. Cochrane
1016 Ashley Michelle Ct.
Knoxville TN 37934

September 28, 2007



Dear Mr. Pruitt,

As homeowners on Canton Hollow Road, we are opposed to the rezoning of the farm on the east side of Canton Hollow Rd. The 16.2 acres in question, that will become housing, if approved will add too much traffic to the narrow, winding Canton Hollow Rd.

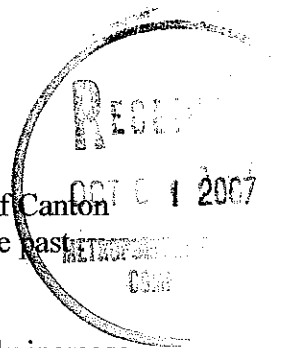
Please consider this problem on Oct. 11, 2007 when the Fuller Group goes before the Knox County MCP to ask for approval of rezoning this property.

Thank you for your consideration in this matter.

Sincerely,

Mr. & Mrs. Wm. Cochrane

9/27/2007



We oppose the Fuller Group's plan to develop the 16.2 acres on the east side of Canton Hollow Road. The road has had multiple car accidents and several deaths in the past years.

Heavy rains flood the low spots and drainage from a new development will only increase the danger of additional flooding which will also increase the number of accidents. Canton Hollow Road has numerous icy spots during snow and cold weather.

The traffic has increased in the last several years and cannot handle an additional 300 to 400 more vehicles. This would increase the danger considerably.

The building of that number of units will also decrease the values of all existing homes.

Donald and Phyllis Kirby

A handwritten signature in cursive script that reads 'Donald Kirby'.

1028 Ashley Michelle Ct.
Knoxville, TN 37934

A handwritten signature in cursive script that reads 'Phyllis Kirby'.

View Harbour Neighborhood Association
952 Harbour Shore Drive
Knoxville, TN 37934



To: Ken Pruitt, MPC

From: View Harbour Neighborhood Association

Date: September 28, 2007

RE: Rezoning at Canton Hollow: File #10-Q-07-RZ, Applicant: The Fuller Group

The residents of View Harbour Subdivision, located just west of Canton Hollow Road in West Knoxville, are opposed to the proposed rezoning applied for by The Fuller Group, File #10-Q-07-RZ.

Canton Hollow Road is not suitable for the additional traffic this development will create. The road is extremely hilly and full of curves, has no shoulders, is frequently traveled by persons going over the posted speed limit, and is the site of numerous accidents as a result. This proposed parcel of land lies just beyond the crest of a large hill, which is blind when traveling north on Canton Hollow. Turning vehicles in this area will create a safety issue for residents who live in the area. It is likely that Woody and Loop Roads will become a cut-through for residents of this development to get to Concord Road and these roads are even less suitable than Canton Hollow for high volumes of traffic. The intersection of Canton Hollow and Woody Roads is often the site of accidents, some of which have been fatal.

The intersection at Canton Hollow and Kingston Pike is already extremely congested due to the recent additions of The Rush Fitness Center and Sonic Drive In. Additionally, a parcel of land at the corner of Canton Hollow Road and Woody Road has been approved for condo homes which will likely be developed within the same time frame as this proposed development, should it be approved. The Greenway School located adjacent to this property continues to grow, adding additional traffic to this area. More traffic along Canton Hollow Road will cause additional hazards for those who travel this route.

The surrounding area of this parcel of land is occupied primarily by single family dwellings along with small developments of town houses. Any new developments approved for this area should be single family dwellings that are consistent with the surrounding area.

View Harbour Neighborhood Association asks for the MPC's consideration of these issues when considering the proposed rezoning of this property and deny approval for this type of development. Should you need to contact the Association, please call Gayle Santich, VHNA President, at 256-4220 or written correspondence can be directed to the address above.

10923 Sallings Road
Knoxville, TN 37922

September, 27. 2007

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

10-Q-07-RZ
10-D-07-SP

To whom it may concern:

I live in the Lovell Hills subdivison. My husband and I own our home on Sallings Road. The back garden borders on Canton Hollow Road.

A multi-storey apartment project has been proposed on 16.2 acres of agricultural land (see attachment) off Canton Hollow Road, by Travis Fuller of the Fuller Group -- 9040 Executive Park Drive, Knoxville, TN 37923.

Canton Hollow Road, a two lane, undulating, curvy rural road from Kingston Pike to Fox Road at the railroad tracks and Tennessee River, is already a very, very dangerous narrow road. Two young people were killed here early in the year 2007. It is a regular school bus route. Two schools are in the vicinity.

This multi-storey apartment project, the first of its kind and density in this neighborhood along Canton Hollow road could generate as many as 1,200 additional vehicles a day raising dramatically the danger level. It would also increase the noise and pollution to excessive levels.

In addition, can this narrow, rural, two-lane Canton Hollow Road support the heavy trucks and bulldozing equipment needed for construction on this project?

What has happened to the 'South West Sector/Ten Year Plan' which proposed development of land off Canton Hollow Road as a long-range walking area in a park like setting?

I strongly urge you to reject the proposal put before you of rezoning this 16.2 acre parcel of land from **LDR to MDR** (see attached copy).

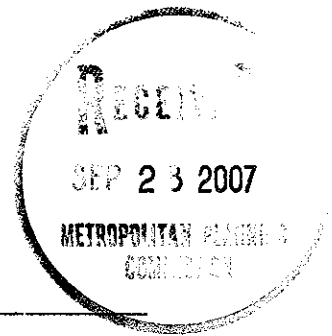
Thank you for your consideration.

Yours sincerely,


Mrs. E.M. Roester

cc: Com. Leuthold

Fax



To: MPC **From:** Beatrice Jones

Fax: 215-2063 **Pages:**

Phone: **Date:** 9/28/07

Re: re-zoning for apt comm.. **cc:**

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

10-Q-07-RZ / 10-D-07-SP

My name is Beatrice Jones and I live in Biltmore Forest Sub. (Lot 30). I am extremely against the development of this property. I live at the very top of the hill in the sub and can see everything. There is already so much traffic on Canton Hollow Rd as it is, that we do NOT need to add more. Every time I go out on my back deck, there is an accident right at the corner of Woody and Canton Hollow. Accidents are so common that it is scary!! For the safety of the existing residents of Canton Hollow and Woody Roads, please reconsider developing this property.

From: "D McLaughlin" <dndmcl16@gmail.com>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 11/5/2007 11:27:22 PM
Subject: MPC Rezoning Application 10-D-07-SP / 10-Q-07-RZ

MPC Commissioners:

I plan to attend the November 8th MPC meeting to represent Sallings Road homeowners whose property abuts or overlooks the rezoning site. I will speak in opposition to the rezoning and will introduce the attached photographs into the public record. These photos are being provided to you at this time in the event that I am unable to present them at the MPC meeting due to time constraints.

Respectfully Yours,

David McLaughlin
Sallings Road Home Owner

Supplemental Information
Sallings Road Homeowners Group

Southwest Knox County Sector Plan
October 2005

FOX CANTON PARK

This aerial photograph shows that limited acreage remains available between Canton Hollow and Fox Roads for the establishment of a public park. Development on two sites has begun since the sector plan was issued in 2005. The subject property is perhaps the only remaining acreage within this area for a public park.



Unsuitable for Medium Density Residential Zoning

The placement of apartment buildings or condominiums will be impacted by two petroleum pipelines traversing the northern portion of the property and several highly sloped areas. This aerial photograph shows the approximate location of the pipelines and the more severely sloped areas.



This photo, taken from Summit Lake Court, shows the width of one of the pipeline easements as it enters the subject property from the east.



This photo taken from the mid-line of the two pipelines on the subject property shows both pipeline easements entering the property. The site slope can be inferred.



Dangerous Traffic Conditions on Canton Hollow Road

Canton Hollow Road is narrow, has no shoulder, and has limited visibility.



The subject property is situated on a curve in the road.



Our Neighborhood is Beautiful.

We Want to Keep It That Way!



A View from Sallings Road