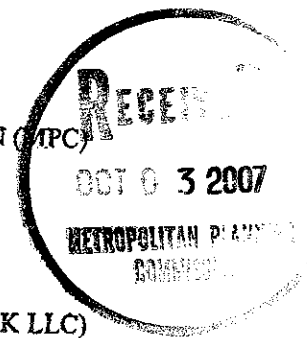


MEMORANDUM FOR KNOX COUNTY, TN METROPOLITAN PLANNING COMMISSION (MPC)

FROM: THOMAS & REGINA TRIVETTE
807 W. GOVERNOR JOHN SEVIER HWY
KNOXVILLE, TN 37920



SUBJECT: Letter of Opposition, Ref: File Number(s): 10-E-07-SP 10-T-07-RZ (WELLS CREEK LLC)
-Governor John Sevier Hwy

1. I wish to object in the most strongest terms to the above proposed re-zoning request. The current plan category is IDR (Low Density Residential) for the proposed use of condominiums with approval to construct 1-5 du/ac. The proposed hearing is to expand this development for up to 12 du/ac for the proposed use of apartments.
2. As a homeowner of adjunct property from this planned development, I STRONGLY oppose the further requested approval for up to 12 du/ac for the proposed use of apartments. The recent explosive growth in the South Knox community is slowly taking toll on those of us who have to live with the everyday concerns of our privacy being taken away. This planned development is an abrasive intrusion- not only to me- but others that live alongside this property. We have already had to adjust to the constant sounds of heavy machinery making way for this planned development, along with the traffic that it creates by the machinery coming on and off of Governor John Sevier Hwy. There are no traffic lights within the immediate area. There are no turning lanes for this location. The closest traffic lights are one mile east where the new intersection is at Lowe's Home Improvement. There is so much noise and traffic on this highway now since the addition of Lowe's, IHOP, a commercial bank and Sonic drive-in that we can not get out of our driveways now without having to sit impatiently watching very heavy traffic speeding by. Standard apartment complexes are already struggling with crime right now and unfortunately that will be a bigger issue with low-medium income housing. Even subdivisions are having difficulty keeping up with the crime, especially in the area of gang-related crime and theft. The addition of a low-medium income housing complex is only going to contribute to this crime rate. Ask the developer if he would like something like this coming into his neighborhood and see how he responds!
3. The proposed project has provided inadequate transportation infrastructure capacity to accommodate the added traffic growth on Governor John Sevier Hwy. Winkle Lane is in no position to accommodate this additional growth. I understand that there are plans to add vehicle turning lanes and widen the shoulders on Governor John Sevier Hwy at some point in the near future; however, this apartment complex will only add to the current over-crowded conditions that plague this major thoroughfare.
4. Personally, I can't see how this new housing complex will contribute to increasing our property values. This apartment complex has the strongest potential to decrease my property's value. I have worked long and hard serving my country and working hard for what I have earned. For an apartment complex to sprawl up and cause my home and property to depreciate is a slap in the face. The developer will not have to live with this obvious nuisance this apartment complex will create. Although I believe in growth and affordable housing, put this apartment complex up where there are several apartments and/or rental communities, not where it's going to effect a family's biggest most valuable investment of their lives! I want it built in your neighborhood, but not mine.
5. Why doesn't Mr. Jernigan listen to what we have to tell him? We are telling him we don't want this in our neighborhood. Is this developer willing to move his mom and dad into part of this neighborhood? I don't think so.
6. The crime rates in apartment complexes are higher than the rates in single family dwelling units. The calls for service by fire and ambulance to apartment complexes are higher than single family dwelling units. Criminal activity

flourishes in apartment complexes. The number of children dumped into our schools by apartment complexes without the accompanying revenue stream to pay for their education is frightening. We do not want an overburdened and under-funded school system. We do not want high-crime where gangs control neighborhoods while citizens lock themselves in their homes behind barred windows and doors.

7. It has been proven throughout numerous cities in America and in other countries that social mixing only works when it is done in a gradient manner. What is being proposed here is not a responsible, graduated step but a case of a steep division between what exists now and what is planned with this planned apartment complex. We, the tax-paying citizens in the adjoining tracts, deserve more consideration than this.

8. We need property to be developed as high-quality town-homes (as originally planned by the developer), as opposed to the bottom-end of the rental spectrum. It is a fact that crime, drugs, over-crowding (per individual unit), illegal aliens, etc. are associated with high-density housing. We do not need this in South Knox County, Knoxville and, especially, our peaceful neighborhood.

9. Proof exists in Knox County Sheriff's records of how a lower-income subdivision (and apartment complexes) does not work well next to higher income property. We will not endure the havoc created by apartment residents and their visitors. Let me reiterate again...**WE DO NOT WANT ANOTHER "GREEN ACRES" APARTMENT COMPLEX IN OUR AREA!** Green Acres, about 10 miles away on Alcoa Hwy, is a local housing tract (apartment complex) where constant victims of robbery, vandalism and loud parties are held late into the night, and an exorbitant amount of trashiness added to their property and surrounding properties. Bars and nightclubs have also appeared right next door to this particular apartment complex...again, bringing more crime to the area. Being a Sheriff's Deputy in a surrounding county, I can attest to the fact that crime rates are higher in lower-income area and apartment complexes. I chose to move away from all of that and do not want this apartment complex next to my property.

10. We are very concerned about what this type of development will do to the peaceful environment that currently exists in our neighborhood, about the increased workload of the Knox County Sheriff's Department, about the decrease in property values of the surrounding homes and about the possible loss of any future POSITIVE expansions due to having an apartment complex right on the highway and beside of our properties. The additional stress on our already over-strained firefighters and police will be felt full-force.

11. I will NOT endorse this and will fight it every step of the way. We have enough families moving in nearby as it is with the sprawling subdivisions that are appearing at an alarming rate. Drive by some areas with sprawling subdivisions, particularly "Green Acres" apartment complex, any day and you will more than likely see both little and big gangsters walking around in groups looking like they're staking out our homes. Why would anyone want more of that? Especially here in South Knox County???? Listen to us...**WE DO NOT WANT YOUR APARTMENT COMPLEX HERE.** Would you, members of the board, want to live and raise *your* family in a neighborhood like this?

12. We pay a lot of property taxes to support this desirable area because it IS DESIRABLE and we do not need an eyesore of an apartment complex moving in.

13. The school system in South Knox County is already at or near capacity, due largely to the exponential growth of subdivisions in our area. The rest of this school district should NOT shoulder the burden so that this wealthy man can build this property. I am irate!

14. We are inside Knox County limits; therefore we have no city police jurisdiction. If this apartment complex is approved, how much more likely will others follow suit. I DO NOT want another "Green Acres" here on Governor John Sevie Hwy! South Knoxville, with the potential it currently has to be a showcase area, does not need an apartment complex in our back yard. Being parents, we will always have a concern with who our new neighbors are. Having an apartment complex next door will only prove to be a "revolving door" of tenants, likely raising the crime in

- our already growing area. Would you feel comfortable with your children living right next door to an apartment complex
15. As a homeowner who lives next door from the proposed development, I strongly object to the current proposal. I would have no objection to single-family homes being built on the property.
16. The planned unit density is too high for the area. The location of this type of housing development with upper dollar homes already established in the community is very poor planning to say the least. Ideally the subject district should be zoned to a quality single-family housing development. However, failing that, the density of the proposed development should be reduced by 1/3, with a maximum of 4-5 du/ac, entry and exit roads the same width at Winkle Lane and Governor John Sevier Hwy, a plan for green space and a play area inside the development, and a plan for a higher setback and landscaping along both roads. Under no circumstances should any unit's driveway open onto Governor John Sevier Hwy. Preferably there would be no opening onto John Sevier at all.
17. I ask the Knox County MPC to carefully consider all of the impacts of this planned project. Primarily, who will benefit from this development vs who and how many will see a reduction in their quality of life. I encourage you to seek consultation from some of the Social Health professionals regarding low-income, high-density housing and its impacts on the community. I encourage you to search the Sheriff's records to verify the large number of problems that were reported due to the previous low-income rental environment and/or apartment complexes of our surrounding areas.
18. Granting this medium-density project request at this location would most certainly devalue adjacent properties and would not be in the best interest of homeowners and businesses in this area, nor of their safety. We request the Knox County Metropolitan Planning Commission deny the subject project.
19. Finally, ask yourselves if this project would gain your approval if it adjoined your property. Would you want another "Green Acres" apartment complex to move in beside of you and your family? I don't think so.
20. South Knoxville may be "out-of-sight : out-of-mind" to those of you on the other side of the county -- but we enjoy our peaceful corner of the County and want to continue to work with the Knox County Metropolitan Planning Commission to ensure that South Knoxville continues to be a peaceful, pleasant community. Thank you for your careful consideration.

Respectfully,


Thomas & Regina Trivette

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/3/2007 3:56:24 PM
Subject: Fwd: Winkle Rd. rezoning

>>> "Diane Humphreys-Barlow" <humphreysbarlow@gmail.com> 10/03 9:13 AM >>>
Dear Mr. Pruitt,

I will be out of town for the October 11 meeting in which the rezoning of John Sevier Hwy and Winkle Rd. will be discussed. I understand the developers are asking for an increase of zoning from 5 units per acre to 12 units per acre. I am concerned about this increase for several reasons.

My first concern related to Winkle Rd which is a little country lane which cannot handle any more traffic without significant expansion. It is not used very much now but is dangerous because it is so narrow.

My second concern has to do with increasing the population and traffic on John Sevier Hwy. As a two lane highway that has a great deal of traffic on it, especially trucks trying to avoid city traffic, long lines are becoming increasingly predictable. More traffic would require more traffic lights and a widening of the highway, changing the nature of this designated "scenic highway." I also question whether local services and schools can accommodate this increase in populations.

I hope you will deny this request for rezoning.

Thank you.

Diane Humphreys-Barlow
1005 Tarwater Rd.
Knoxville, TN 37920
865/573-0390

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/8/2007 2:56:03 PM
Subject: Fwd: Opposition to the South Sector Change

Ken Pruitt
Knoxville-Knox County MPC
(865) 215-3792

>>> <Lezlie_Raney@teamhealth.com> 10/08 1:05 PM >>>

As a resident of South Knoxville, I wanted to let you know of my opposition to the South Sector Plan change being presented to the MPC this Thursday for consideration. Our community supported the 2005 low density classification for that area on John Sevier Highway. I feel South Knoxville has too many apartments already that have turned into nothing more than subsidized or low rent housing such as Flennekin Square, Stonewall, Ogle Street, Creekside on Martin Mill Park, Hialeah Apartments, etc. to name only a few. Also, the traffic on John Sevier Highway is already too heavy for a two lane highway leading to a high school, with the new subdivision and condo development having been added over the past year, and the tremendous traffic impact from South Grove. Thank you for listening to my opinion. T

Lezlie B. Raney, CMSR/RMSR
Senior Physician Recruiter
Team Health
P. O. Box 30698
Knoxville, TN 37930
Phone- (800) 909-8366 ext. 7038
Direct Phone- (865) 985-7038
Fax (865) 539-8008
lezlie_raney@teamhealth.com

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From: Buz Johnson
To: Betty Jo Mahan
Date: 10/9/2007 10:44:54 AM
Subject: Fwd: Opposition to South Sector Plan Change

FYI

>>> "Lou Ann Taylor" <louann2001@hotmail.com> 10/9/2007 10:45 AM >>>

As a life long resident of South Knoxville, I wanted to let you know of my opposition to the South Sector Plan change being presented to the MPC, as item number 77, this Thursday for consideration. Our community supported the 2005 low density classification for that area on John Sevier Highway. However, the community and I will not support the proposed change to allow apartments and/or medium to high density housing.

The traffic on John Sevier Highway is already too heavy for a two lane highway. With the new subdivision and condo development having been added over the past year, and the tremendous traffic impact from South Grove and the additional traffic of a high school, adding yet another housing development would overtax an already strained main traffic artery.

I'm sure if you consider the situation carefully you will decide this not in the best interest of South Knoxville and specifically the John Sevier and Winkle Lane area.

Thank you for your time and consideration of this matter.

Harold and Lou Ann Taylor
8228 Pickens Gap Rd
37920
865-216-7162

Peek-a-boo FREE Tricks & Treats for You!

From: CARSON DAILEY <carsondailey@hotmail.com>
To: <randy@masseyelectric.com>, <rebeccalongmire@hotmail.com>,
<mark.donaldson@knoxmpc.org>, <buz.johnson@knoxmpc.org>
Date: 10/9/2007 4:36:45 PM
Subject: ken.pruitt@knoxmpc.org,ken.pruitt@knoxmpc.org

From a life long resident of South Knoxville who cares deeply about our controlled growth in the community. I strongly oppose the rezoning and sector plan change of the Wells Creek development. There are many reasons to turn down this application, but the most important is this type of development is not in the best interest of the community. Please do the right action for our community and turn down the request for a change in the plans. 1-5 dwelling per acre is in compliance with the community.

Thank you.

Carson Dailey
577-6318 Home
660-0019 Cell

Peek-a-boo FREE Tricks & Treats for You!
http://www.reallivemoms.com?ocid=TXT_TAGHM&loc=us

From: Lyda Gore <lydak1@yahoo.com>
To: <mark.donaldson@knoxmpc.org>, <buz.johnson@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>, <michael.brusseau@knoxmpc.org>, <randy@masseyelectric.com>, <rebeccalongmire@hotmail.com>
Date: 10/9/2007 9:38:03 PM
Subject: rezoning for Wells Creek on Thursday Oct.11

We own property and live very near the Wells Creek development and are asking you to vote NO to the requested rezoning for this property. The developers knew when they started what the zoning was that had been approved in 2005. They just need to accept that and move on!

Respectively requested,
D.J. and Lyda Krahwinkel

Pinpoint customers who are looking for what you sell.

From: "Clara Hagaman" <cless@ntown.net>
To: <randy@masseyelectric.com>, <rebeccalongmire@hotmail.com>, <mark.donaldson@knoxmpc.org>, <buz.johnson@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>, <michael.brusseau@knoxmpc.org>
Date: 10/9/2007 10:59:17 PM
Subject: Agenda Item No 77, MPC, October11, 2007, 1:30 P.M.

TO THE ABOVE ON THE MPC:

VOTE NO TO THE AGENDA ITEM NO. 77, OCTOBER 11, 2007, WELLS CREEK LLC, South Side West Governor John Sevier Highway, east side Winkle Lane, North of Tipton Station Road, Commission District 9.

I live on Tipton Station Road and WE DO NOT WANT OR NEED APARTMENT BUILDINGS built on the above location. It is detrimental to our neighborhood in many ways, of which many other people have already pointed out TO YOU. As responsible people, you know what they are.

I am a handicapped 83 year old person and it is hard for me to park up town, walk with a walker to the City -County Building as we can not park in the garage; therefore, I am sending this message to you by e-mail in the hopes that you will automatically VOTE NO . Thank you.

Clara Hagaman

SOUTH DOYLE AREA HOME OWNERS ASSOCIATION

Victoria DeFreese Secretary
2921 Tipton Station Road
Knoxville TN 37920
Phone (865) 577-7045
VictoriaIynndefreese@hotmail.com

October 16, 2007

MPC Commissioners
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902
Phone: 215-2500 / Fax: 215-2068



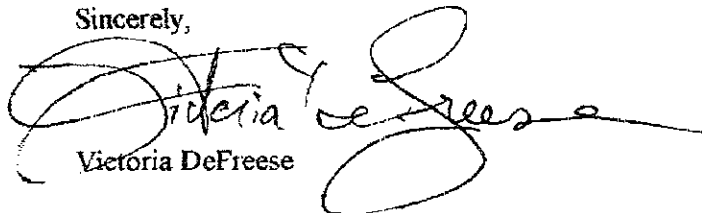
We would like to extend an invitation to all MPC Commissioners to attend our next South Doyle Area Homeowners Association meeting at Stock Creek Baptist Church on Tuesday, November 6th at 7:00.

One of our guests will be Mr Jernigan, a developer who first proposed condos at 5 units per acre at Winkle Road & John Sevier Highway, and now is initiating a change to the South Knox County Sector plan to approve an apartment complex at 12 units per acre. He will present his plan to the community at our November meeting. I would welcome your attendance to this public forum.

The South Doyle Area Homeowners Association is in opposition to a change for higher density zoning and to a change in the South Knox County Sector Plan. We are already in desperate need of infrastructure improvements to help sustain our current growth in this area. The fundamental facilities and systems that support the latest developments in the South Doyle area are gorged, congested, and delayed in response.

We look forward to hopefully seeing you at our next meeting November 6th at 7:00. We would appreciate your understanding of our concerns. Know that we will be persistent in our endeavors to preserve well-planned, appropriate development.

Sincerely,


Victoria DeFreese

Mark Donaldson
Knox County MPC Commission

10-T-07-RZ /
10-E-07-SP

I am against the Victor Jernigan apartment complex at John Sevier Hwy and Winkle Road because we do not need anymore apartments in this area because of the schools and the traffic problems. Apartments are rented property and people move in out of them and not concerned how they keep the place.

Bea Waters
Bea Waters

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The South Doyle Area Homeowners Association is in opposition to a change for higher density zoning and to a change in the South Knox County Sector Plan. We are already in desperate need of infrastructure improvements to help sustain our current growth in this area. The fundamental facilities and systems that support the latest developments in the South Doyle area are gorged, congested, and delayed in response.

We look forward to hopefully seeing you at our next meeting November 6th at 7:00. We would appreciate your understanding of our concerns. Know that we will be persistent in our endeavors to preserve well-planned, appropriate development.

Sincerely,

Victoria DeFreese
Victoria DeFreese

From: <tlove47@comcast.net>
To: Jim Love <jimlove01@comcast.net>, <bartcarey@comcast.net>, <avc524@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>, <randymasseyelectric.com>, <mark.donaldson@knoxmpc.org >
Date: 11/6/2007 10:51:21 PM
Subject: Wells Creek Re-zoning

I am a member of the South Doyle Homeowners Association. Thursday, on your agenda is the Wells Creek Re-zoning, a proposed South Knoxville Sector Plan change. I respectfully request that you vote "no" on this proposed change for several reasons, the biggest one being it is a violation of our Sector Plan that we worked very hard to develop. Not only does it go against that plan, but our roads (John Sevier Hwy) and our schools (Bonny Kate and South Doyle High) can not support this development. What Mr. Jernigan is proposing does not fit in any way with our community and I think you will find overwhelming opposition to this proposed change. I am a lifelong active member of the South Doyle Community. My husband and I are raising our daughter here and plan to stay here the rest of our lives. We care about this community and do not feel this in any way benefits us.

I am a nurse at UT hospital and will not be able to get off for the meeting Thursday, so again, I am voicing my opposition and asking you to vote no.

I also would like to request that the meeting times be changed to afford the working person the opportunity to attend the meetings.

Thank you for your attention to this matter...
Terry Love

From: Ken Pruitt
To: Betty Jo Mahan
Date: 11/7/2007 1:03:50 PM
Subject: Fwd: Wells Creek

>>> CARSON DAILEY <carsondailey@hotmail.com> 11/07 9:54 AM >>>

Mr. Pruitt

Thank you for coming to the SouthDoyle Area Homeowners meeting. As you could tell by the number of South Knoxville citizens in attendance (over 200), the request for sector change is not what we need.

The SDAHA worked hard on the sector plan having over 3 meetings with 150-300 concerned citizens who care about South Knoxville. This may be the time to review the 20 year plan but changing the sector plan with spot type zoning with commercial is not what was agreed to. MPC in the past has refused small business because of the sector plan. We need to do the same for large business. Growth is good in a controlled way in the correct setting. The Wells Creek property is not the correct place for any of this type of development.

The SDAHA voted unanimous and this was a large number to oppose any sector plan change at this time and leave the PR at five which is according to the sector plan.

To all at the MPC and the commission, SDAHA is asking by large numbers to vote against this sector change and respect our wishes for the community.

Thank you.

Treasure SDAHA.

Carson Dailey

577-6318 Home

660-0019 Cell

Windows Live Hotmail and Microsoft Office Outlook – together at last. Get it now.
<http://office.microsoft.com/en-us/outlook/HA102225181033.aspx?pid=CL100626971033>

From: Ken Pruitt
To: Betty Jo Mahan
Date: 11/7/2007 1:04:44 PM
Subject: Fwd: Wells Creek Re-zoning

>>> kelly <kelly@itc.utk.edu> 11/07 11:01 AM >>>
Dear Mr. Pruitt,

My message regards the re-zoning of the Wells Creek LLC property on John Sevier Highway. Last night, more than 200 people gathered in South Knoxville to voice their opposition to the proposed change from Low Residential to Medium Residential. I understand that you were there. Thanks so much for attending.

As you know, we have many reasons for our concerns:

We have a sector plan in place which does not include or encourage apartment development at this time.

Changing the sector plan by "spot rezoning" is not in the spirit of the 20-year plan.

The proposal states that the local schools can handle the 75 "expected students". You should certainly ask the principal of Bonny Kate if that is true. She has no where to place the children who are currently there.

The proposal says that John Sevier Highway can take the extra 1800 car trips. No, it can't, with or without a turning lane.

Last, we in South Knoxville have stayed here or moved here precisely because our neighborhoods are not densely populated.

I am sure that Victor Jernigan believes that none of these are problems worthy of concern, but he does not live here and has no concept of our sense of community. I urge you to keep the Low Density zoning. Please do not sacrifice one of Knox County's last truly scenic highways and rural neighborhoods for a developer's increased profits.

Sincerely,
Kelly Krahwinkel, 7525 Widow French Lane, Knoxville, 37920

Mark Donaldson, MPC Executive Director Fax 215-2068
C. Randy Massey Fax 524-5265. Herbert Donaldson, Sr. Fax 524-5265
Kimberly Henry, AICP Fax 693-5868
Michael A. Kane Fax 574-9571
Robert Anders Fax 573-9687
Trey Benefield Fax 525-4778
Stan Johnson Fax 615-469-4300
Mary Parker Slack Fax 687-7831
Knoxville-Knox County
Metropolitan Planning Commission

RE: rezoning Wells Creek/John Sevier Highway

Victor Jernigan, developer of the Wells Creek area on John Sevier Highway is asking for rezoning from condos to apartments. Please note that my family is completely AGAINST this proposal. There are multiple reasons. As a member of South-Doyle Homeowners Assn., our representative will list the many reasons why we do not want this rezoning at the MPC meeting on Nov. 8. One of the reasons he will not be presenting is my property joins the Wells Creek property immediately behind on Tipton Station Road. You can imagine our concern. Condos in the name of progress we finally accepted BUT 200+ units is another. One important reason is the downgrading of these apartments. Mr. Jernigan states these apartments will rent from \$800 to \$1150 (apprx.) per month attracting people of good incomes. If these apartments do not rent for these amounts, the property owners will have to reduce the rents. What then?

Do property owners not have a voice in what is built in their areas? Please consider my request in asking you to vote NO. You are my representative.

Evelyn R. Wood
(Mrs. Wm. Harold Wood)
1229 Tipton Station Road
Knoxville, TN 37920
577-6867 BIGAL1926@aol.com

I cannot make the scheduled meeting,
at 1:30pm, on 11-8-07, for Wells Creek (#57 to
be heard)
amendment from 82 condos to 250+
apartments, by Victor Jernigan.

I want my vote to be NO
RhyAnne Gibson

I cannot make the scheduled meeting
at 1:30pm, on 11-8-07, for Wells Creek (#57 to
be heard)
amendment from 82 condos to 250+
apartments, by Victor Jernigan.

I want my vote to be NO, Amy Chester

I cannot make the scheduled meeting
at 1:30pm, on 11-8-07, for Wells Creek (#57 to
be heard)
ammendment from 80 condos to 250+
apartments, by Victor Jernigan.

I want my vote to be

the negative

I cannot make the scheduled meeting
at 1:30pm, on 11-8-07, for Wells Creek (#57 to
be heard)
ammendment from 80 condos to 250+
apartments, by Victor Jernigan.

I want my vote to be NO

Judith McCarter

I cannot make the scheduled meeting
at 1:30pm, on 11-8-07, for Wells Creek (#57^{to be}_{heard})
amendment from 80 condos to 250+
apartments, by Victor Jernigan.

I want my vote to be No

Thomas Chester

1005 Tarwater Road
Knoxville, Tennessee 37920

November 7, 2007

Board of MPC RE: Agenda Item 57

Dear Members of the Board:

I am writing to oppose any amendment to the Current Sector Plan for South Knoxville [file 3 10-T-RZ]. I am also opposed to rezoning the Wells Creek LLC plan to build 250 apartments [file 10-E-07-SP].

Mr. Jernigan has made it clear that he is "...in the process of acquiring agreements or purchasing all of the adjoining land along the south side (Tipton Station Road) and east side (Dick Ford Road) of Wells Creek." His letter to MPC dated October 8, 2007 was never mentioned and not part of his presentation to the South Knoxville Homeowners Association on November 6, 2007. Clearly his plan is to fill the space bounded by John Sevier, Winkle Lane and Dick Ford Lane with apartments.

This was not part of the Sector plan. As I citizen I participated with 40 to 50 others in developing the current Sector Plan. These sorts of developments were **not** part of that plan. The Staff Recommendation to approve Mr. Jernigan's requests are a total mystery and lie outside the planning that resident on this area helped develop.

Sincerely



Jack M. Barlow

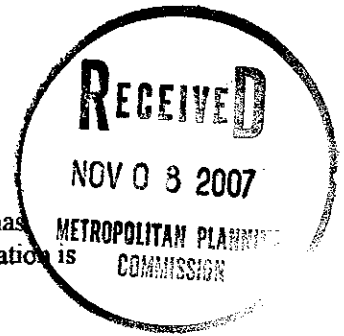


October 8, 2007

MPC

Information about the Rezoning of Wells Creek

We have spoken to several of the immediate neighbors of Wells Creek about our rezoning. It has recently come to our attention that others in the area have had questions. The following information is provided to answer many of those concerns



Reason for Rezoning: Due to the large retail developments at the intersection of Chapman Highway and John Sevier Highway, South Knoxville needs a variety of additional housing types. Because of the close proximity of Wells Creek to this new retail area, the original plan had been to build apartments. At that time we did not have a partner for the apartment construction and TDOT had not finalized their plans for John Sevier Highway. In addition, the owner had a personal situation that necessitated a more immediate closing. To facilitate the owner's needs, the zoning requested and approved was for an 82 unit development. Grading and infrastructure work for the condo project are in process, but several major events have occurred which make it possible and justifiable to request the change in density.

Traffic: To improve the overall traffic flow and safety in the area, TDOT has a funded plan to widen John Sevier Highway from Chapman to just west of Nubert Springs Road. This work will begin in the spring of next year. As part of these road improvements, a center turn lane will be created along the entire length of new road. Separate from, but in conjunction with, the TDOT project we are working to establish a new traffic signal on John Sevier. The additional units that will be exiting onto John Sevier from Wells Creek will be a significant part of the justification for the signal. There will be no exit from Wells Creek onto Winkle Lane.

Type of Apartments: These will be the first market rate, luxury apartments built in South Knoxville. Our partner is United Residential Properties. They have built and managed the Walden Legacy Apartment Homes on Middlebrook Pike in West Knoxville. The range of anticipated rents is \$800-\$1,300 per month. The rezoning request would not have moved forward without the commitment by URP to be part of Wells Creek.

Environmental Issues: Wells Creek is currently planned to be the first demonstration site for TDEC and Knox County to showcase the benefits of Low Impact Development. Nothing about this will change. We are looking forward to this opportunity and the increased density will give additional proof to the positive benefits of LID.

Impact on Neighbors: Wells Creek will be "self-contained". The entrance will still be onto John Sevier. The current design provides for a substantial greenspace and park area along the creek and Winkle Lane. We are in the process of acquiring agreements or purchasing all of the adjoining land along the south side (Tipton Station Road) and east side (Dick Ford Road) of Wells Creek. As our agreements move forward, we commit to work with MPC and Knox County to make Wells Creek a leading example of good planning and design. This may include a demonstration of how additional parks and open space can be created by using density transfer; integrated design of neighborhood commercial and improved traffic patterns in the surrounding community.

Wells Creek LLC
Victor Jemigan, President

10-T-07-RZ / 10-E-07-SP

11/3/07

Attention: M. P. Co.

We oppose the development of an apartment complex on Winkle Lane near Tipton Station Rd.

Winkle Ln. is a narrow Rd. already heavily traveled from Tipton Station to John Sevier Hwy. John Sevier is a designated scenic Hwy. that already has more traffic than it can handle. This is a rural area and we wish to keep it that way.

RAY E. AND HELEN MANNING
1001 TIPTON STATION RD.
KNOX, TN. 37920

DIANE HUMPHREYS-BARLOW

1005 Tarwater Road
Knoxville, Tennessee 37920
865/573-0390

November 7, 2007

Metropolitan Planning Commission
City/County Building
Knoxville, Tennessee

Dear Commissioners:

I am concerned about the request for an amendment to the sector plan for South Knox County and for rezoning of the property near the intersection of John Sevier Highway and Winkle Road. This is a rural area. Those living in this area have repeatedly stated their preference for it to remain so. An apartment complex of 250 apartments threatens that goal.

Anyone can speak to the traffic problems on John Sevier Highway. It already has more traffic than a two-lane highway can handle safely. Bonny Kate Elementary School is "overflowing," to quote one of the administrators there. While South Doyle Middle School and South Doyle High School can each handle more students, according to a space utilization review, principals at each school stated that maximum capacity does not create a good, secure learning environment.

A surprising number of people attended the South Knoxville Homeowners Association Tuesday, November 6. I heard no one supporting these requested changes and heard many, many comments of opposition. Attendees were told of the need for luxury apartments due to all the new retail, recently developed at the intersection of Chapman Highway and John Sevier Highway. It is doubtful that the majority of new employees can afford luxury apartments with rent of \$700 to \$1400 on the typical retail employee salary of less than \$10 an hour. Answers to questions regarding the plan if the apartments could not be rented for the proposed prices were not satisfactory.

This development requires an alteration of the sector plan. Planning involves the input of many people and the consensus of even more. Altering one area thwarts the purpose of planning and opens the door to other alterations. Thus, this episodic change results in no planning, consequences we have all suffered too much already. Perhaps it is now time for the MPC to arrange for another set of long range plans to anticipate the growth in this part of Knox County.

I am opposed to these requested changes, both to the sector plan and to the rezoning for apartments. Please do not approve these requests.

Sincerely,


Diane Humphreys-Barlow

Scott Manning
1009 Tarwater Rd
Knoxville, TN 37920

I Scott Manning would hereby like to offer my formal protest to any multi dwelling rezoning in my district. Having residence in this area for the majority of my lifetime I feel that South Knox County is a great place to live and would continue to be without multi dwelling properties

Thank you for your considerations,
Regards,
Scott Manning

A handwritten signature in cursive script that reads "Scott Manning". The signature is written in black ink and is positioned below the typed name.

From: Mike Brusseau
To: Ken Pruitt
Date: 11/8/2007 10:51:06 AM
Subject: Fwd: Wells Creek Re-zoning

>>> kelly <kelly@itc.utk.edu> 11/7/2007 11:06 AM >>>
Dear Mr. Brusseau,

My message regards the re-zoning of the Wells Creek LLC property on John Sevier Highway. Last night, more than 200 people gathered in South Knoxville to voice their opposition to the proposed change from Low Residential to Medium Residential. We have many reasons for our concerns:

We have a sector plan in place which does not include or encourage apartment development at this time.

Changing the sector plan by "spot rezoning" is not in the spirit of the 20-year plan.

The proposal states that the local schools can handle the 75 "expected students". You should certainly ask the principal of Bonny Kate if that is true. She has no where to place the children who are currently there.

The proposal says that John Sevier Highway can take the extra 1800 car trips. No, it can't, with or without a turning lane.

Last, we in South Knoxville have stayed here or moved here precisely because our neighborhoods are not densely populated.

I am sure that Victor Jernigan believes that none of these are problems worthy of concern, but he does not live here and has no concept of our sense of community. I urge you to keep the Low Density zoning. Please do not sacrifice one of Knox County's last truly scenic highways and rural neighborhoods for a developer's increased profits.

Sincerely,
Kelly Krahwinkel, 7525 Widow French Lane, Knoxville, 37920

CC: Betty Jo Mahan