



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 1-R-08-RZ **AGENDA ITEM #:** 47  
 1-G-08-PA **AGENDA DATE:** 3/13/2008

POSTPONEMENT(S): 1/10/2008-2/14/2008

**APPLICANT:** DAVID HARRELL  
**OWNER(S):** OTHMAN BDIER

TAX ID NUMBER: 119 005  
 JURISDICTION: Council District 2

**LOCATION:** South side Fox Lonas Rd., northeast side N Cedar Bluff Rd.  
**TRACT INFORMATION:** 25.35 acres. Only 8-acres of the central portion of the site to be rezoned to C-6.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via N. Cedar Bluff Rd., a five lane, major arterial street and Fox Lonas Rd., a five lane, major collector street.  
 UTILITIES: Water Source: KUB  
 Sewer Source: KUB  
 WATERSHED: Turkey Creek

**PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RP-1 (Planned Residential)

**PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

**EXISTING LAND USE:** Vacant land  
**PROPOSED USE:** Shopping Center

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
 North: Catholic High School /LDR/RP-1 Planned Residential  
 South: Retail and Apartments / MDR,O/RA, PR and PC Commercial  
 East: Park Village Rd., Weigels and apartments / MDR/ PC-1 and PR Residential  
 West: N. Cedar Bluff Rd.,/LDR/OA and OB Office

**NEIGHBORHOOD CONTEXT:** This vacant, wooded site is surrounded by residential, office, and retail uses and a private school that have developed under PR, RP-1, OA, OB, PC and C -3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE GC (General Commercial) One Year Plan designation for the reduced area.**

A GC (General Commercial) designation of 8-acres in the middle of this 25-acre site will not adversely impact much of the surrounding area because of the buffer area that will be retained within the site.

▶ **APPROVE PC-1 (Retail and Office Park) zoning. Applicant amended the request to C-6 (General Commercial Park) zoning for the reduced 8-acre, central portion of the property. (See attached map.)**

PC-1 zoning of the reduced 8-acre area shown on the attached map can be developed with the environmental constraints of the site. The PC-1 zone requires MPC approval of a development plan at a public meeting prior to any construction on the site. The requested C-6 zone provides for staff approval, but not a public hearing process.

**COMMENTS:**

The subject property is currently vacant, with a number of large sink holes and overhead power lines located on the site. The applicant has submitted a proposal that would rezone only the middle of the site and leave the sink holes and power line easement undeveloped.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The GC General Commercial One Year Plan designation and recommended PC-1 or requested C-6 zoning of the reduced 8-acre site in the middle of this 25 acre tract will allow the preservation of the large sinkholes on the site and provide a natural landscape buffer for properties to the south, east and west. Catholic High School is located to the north across Fox Lonas Rd.
2. The recommended PC-1, the requested C-6 and the present RP-1 zones require site plan review before any development can occur on the site. Development plan approval should ensure that any development is done in an environmentally sound manner and that adequate infrastructure and other improvements are in place to accommodate the uses proposed.
3. Surrounding properties are sufficiently developed to reduce the potential for additional demand for commercial uses north of this site.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer are available to serve the site.
2. Commercial development of this 8-acre site will add traffic and turning movements to Fox Lonas Rd. and the signalized intersection of N Cedar Bluff Rd. It is expected that a traffic impact analysis will be required prior to construction to identify any needed road improvements resulting from this development proposal. A grocery store with a fast food business on the out parcel would generate approximately 10,418 vehicle trips per day.
3. The revised request should reduce adverse commercial impacts on surrounding property since much of the site will be left undeveloped and provide a buffer to surrounding development.
4. Allowing commercial activities within PC-1 or C-6 zones and maintaining the majority of the site under RP-1 zoning in its undeveloped natural condition is a desirable development pattern for this property, short of public acquisition of the property.
5. The developer of this site should be expected to examine a secondary access to the residential property to the south

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan and the One Year plan propose OS Open Space and MDR Medium Density Residential uses for this site. Approval of the One Year Plan amendment to GC for the 8-acres is necessary to approve either PC-1 or C-6 zoning.
2. The site is located in the Urban Growth Area (inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not expected to generate similar commercial zoning request due to established uses.

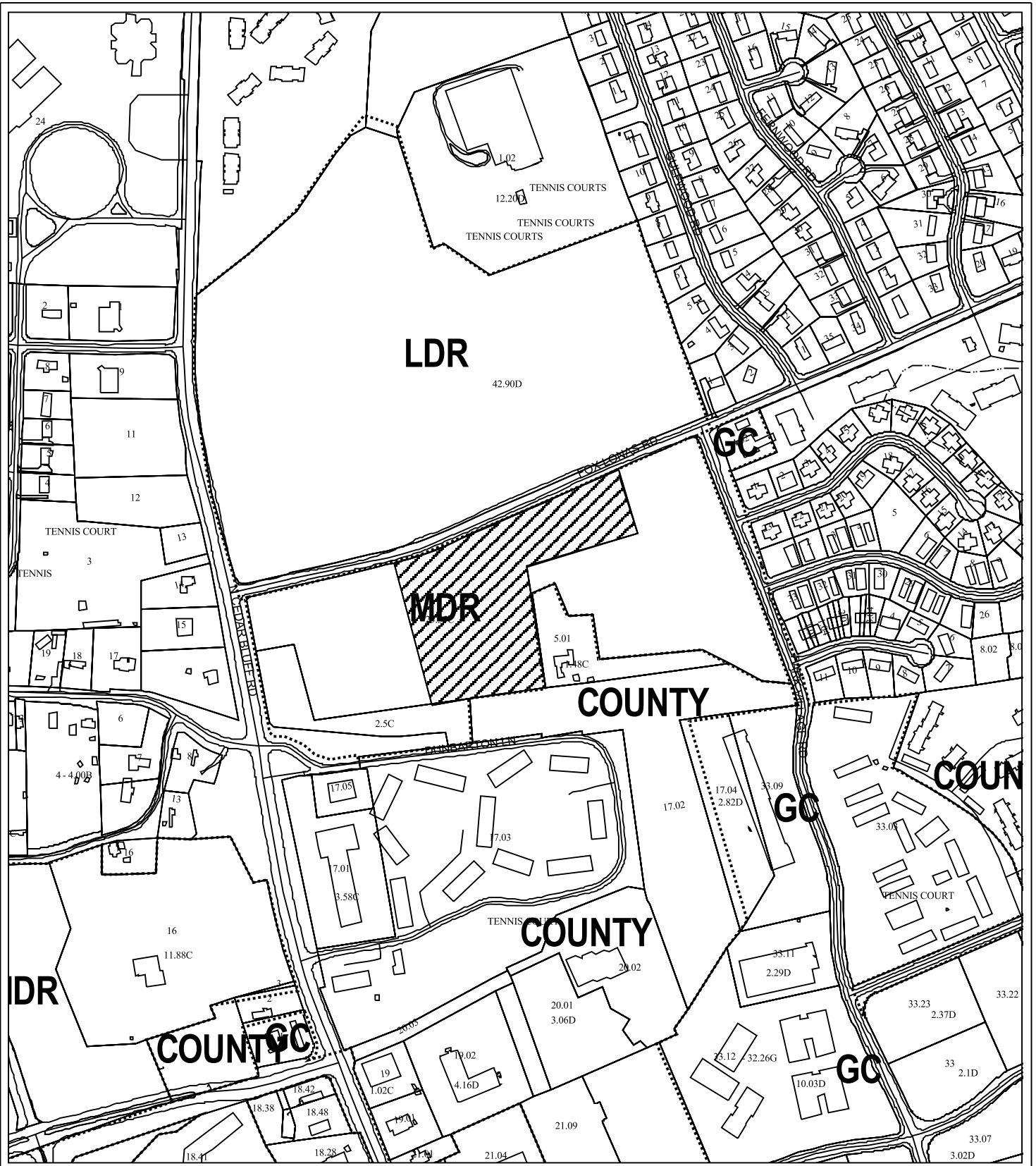
The applicant's representatives have submitted engineering information which shows that this portion of the site can be commercially developed without adversely impacting the environmental constraints of the site or the surrounding area. The recommended PC-1 or the revised C-6 zone request, as well as the remaining RP-1 zone, require development plan approval prior to any construction on the site. During this process traffic impacts, street access, signage, lighting and detailed drainage planning will be required to be addressed.

ESTIMATED TRAFFIC IMPACT 10418 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/8/2008 and 4/22/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-G-08-PA/1-R-08-RZ  
PLAN AMENDMENT**



From: MDR (Medium Density Residential)

To: GC (General Commercial)

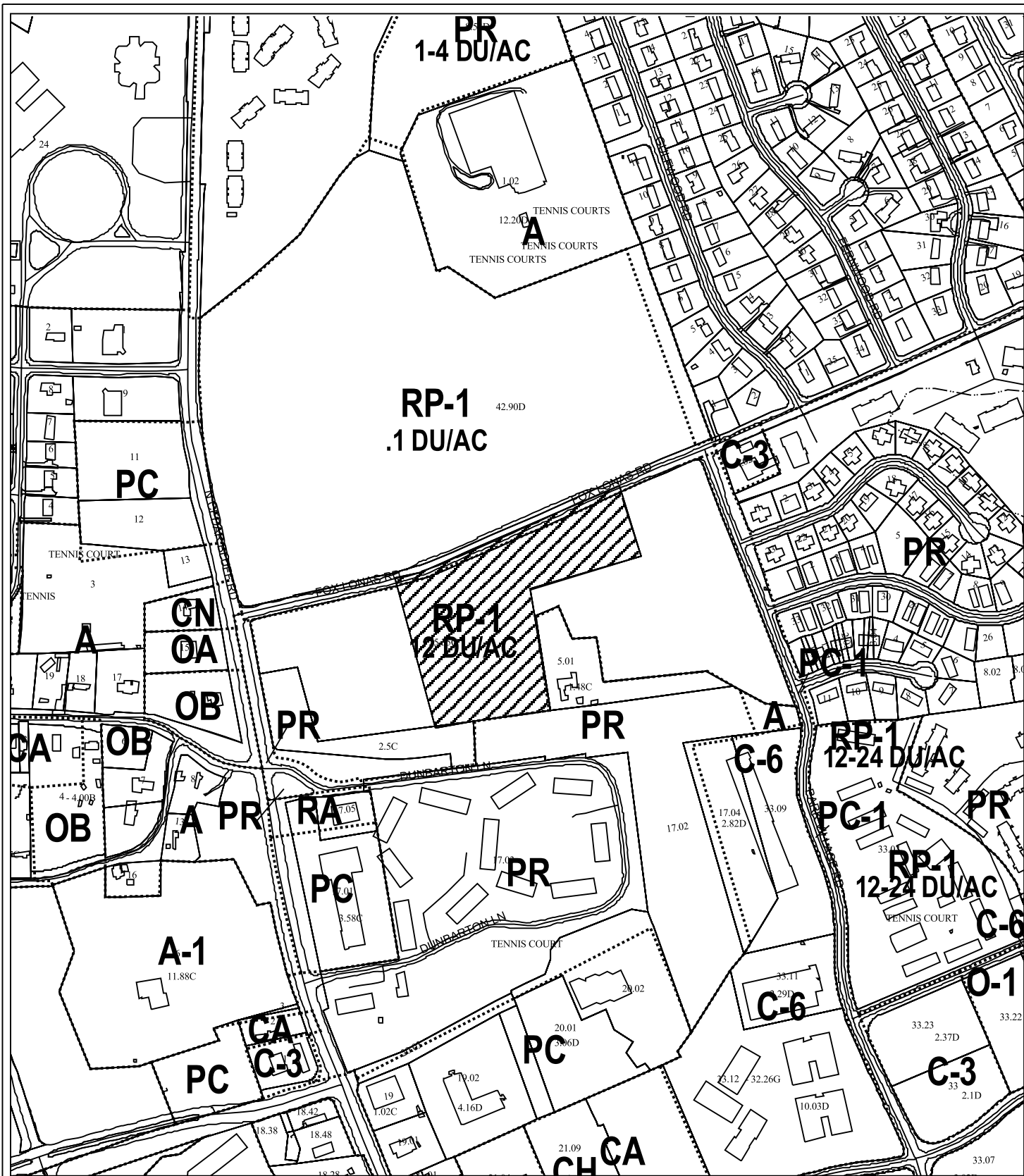
Original Print Date: 02/07/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: David Harrell

Map No: 119

Jurisdiction: City





**1-R-08-RZ  
REZONING**

Petitioner: David Harrell

Map No: 119

Jurisdiction: City



From: RP-1 (Planned Residential)  
To: C-6 (General Commercial Park District)

Original Print Date: 12/28/07 Revised: 02/08/08  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

PROPOSED RETAIL SITE

GEORGE BLUFF, 6th CIVIL DISTRICT, CITY OF KNOXVILLE, TENNESSEE

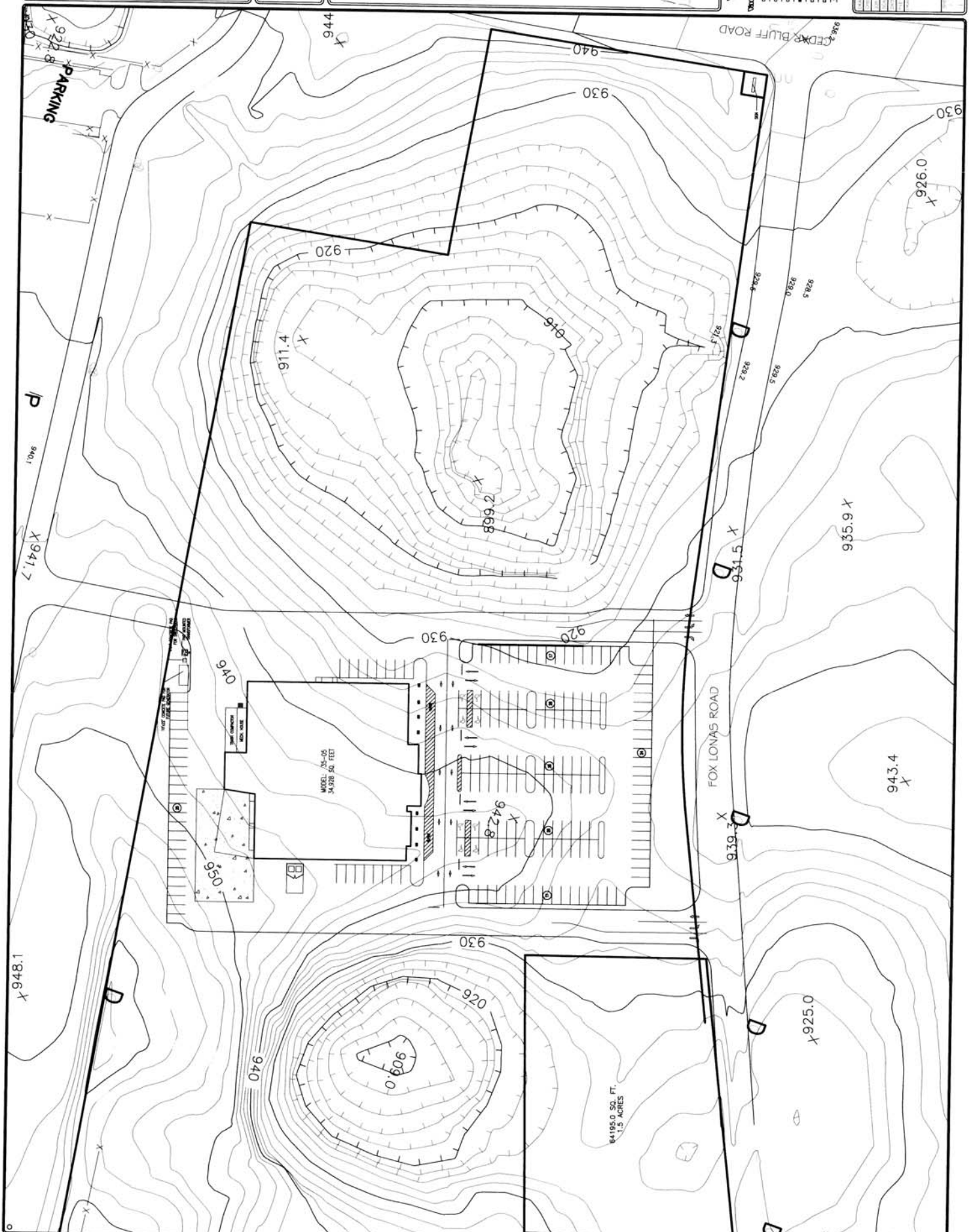
H-00-RZ  
L-G-08-PA



- Project No.
- Client
- Site No.
- Date
- Scale
- Author
- Checker
- Appr. Engineer
- Appr. Surveyor

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/11/07
2	REVISED	11/11/07
3	REVISED	11/11/07
4	REVISED	11/11/07
5	REVISED	11/11/07
6	REVISED	11/11/07
7	REVISED	11/11/07
8	REVISED	11/11/07
9	REVISED	11/11/07
10	REVISED	11/11/07

P-1.0



ARTHUR G. SEYMOUR, JR.  
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ROBERT L. KAHN  
REGGIE E. KEATON  
DONALD D. HOWELL  
DEBRA L. FULTON  
MICHAEL W. EWELL  
IMOGENE A. KING  
JOHN M. LAWHORN  
JAMES E. WAGNER  
BEVERLY D. NELMS  
MARY ELIZABETH MADDOX  
BENJAMIN C. MULLINS  
RICHARD T. SCRUGHAM, JR.  
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February 7, 2008

Mr. Ken Pruitt  
**Metropolitan Planning Commission**  
Suite 403, City-County Building  
400 Main Avenue  
Knoxville, TN 37902

Re: Rezoning on Cedar Bluff and Fox Lonas Road  
File Numbers: 1-R-08-RZ; 1-G-08-PA  
Applicant: David Harrell

Dear Ken:

Please let this letter serve as a request to revise the above zoning request.

In connection therewith, I enclose herewith a map of the property involved. The applicant would request C-6 for that portion of the property outlined in red. It would request that the zoning on the remainder of the property be left as is.

I am also enclosing herewith a report of S&ME of their geotechnical examination concerning this property as well as Ogden's Dutchtown Road Flood Study with Vaughn Melton's comments thereon.

If you have any questions about this, please let me know.

Sincerely,



Arthur G. Seymour, Jr.  
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:alh  
Enc.

cc: Kate Tillman  
David Harrell



# Memorandum

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**DATE:** February 6, 2008 1-R-08-RZ  
1-G-08-PA

**TO:** Ken Pruitt, MPC

**FROM:** David T. Harrell, P E , Vice President

**SUBJECT:** **REZONING REQUEST FOR PROPERTY @ SE CORNER OF  
CEDAR BLUFF ROAD AND FOX LONAS ROAD**

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Vaughn and Melton has reviewed the Dutchtown Road Flood Study Phase I Report dated September 25, 1998, authorized by Knox County and prepared by Ogden Environmental and Energy Services (now AMEC). Based on the findings of this report it is our professional opinion that this property can be successfully developed in accordance with the City of Knoxville's Stormwater and Street Ordinance. We are also of the opinion that the property can be developed in such a way so as to not preclude the implementation of any of the flood mitigation alternatives detailed in the report.

We have also reviewed the attached geotechnical report prepared S&ME, Inc., dated January 2, 2008. While the site does present some design challenges we are of the opinion that the site can be successfully developed with no adverse effect on the existing natural drainage system provided by the sinkhole formations within the property.





**From:** "Rac & Sue Cox" <rscox2@gmail.com>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/12/2008 11:09:21 AM  
**Subject:** Rezoning Concern

Betty Jo,

I am a Knox Count residnet living in Gulfwood SD, and just learned of the proposed rezoneing (1-R-08-RZ) at Cedar Bluff and Fox Lonas Rd. I understand it is to rezone from residential to commercial with a proposed grocey/eatery future. I am opposed to the rezoning due to the increased traffic flow and the requirmeent that all traffic has to flow from the lot onto Fox-Lonas. As a resident who see the traffic pattern there daily, adding any additional traffic would only add to an already congested area. When schools (Catholic, Cedar Bluff Elem and Int, CAK and Webb) all coming and going in moring and evenign, there are numerous backup thru that intersection. Inviting a high traffic commercial deveopment will only increase the wait cycles from Fox-Lonas to Cedar Bluff. We already funnel traffic from the interstate thru three on Park Village. Add in the high density apartment at Fox Lake and we have heavy traffic patterns already. Please be sure to know that residents of Guldwood are opposed to this rezoning. I belive the land is probably unsuitable for any developepment with the water drainage that most occure there for that area.

So please mark down another two (Sue and me) residents opposed to this rezoning.

thanks for you service to Knox County,

Richard and Sue Cox  
8923 Ormand Lane  
Knoxville, TN 37923  
693-7752

**From:** "Lesa Medley" <lesa.medley@comcast.net>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/12/2008 10:19:37 AM  
**Subject:** Rezoning of Parcel 1-R-08-RZ

We are Cedar Bluff residents and are concerned about the rezoning of the parcel of land at Cedar Bluff and Fox Lonas (1-R-08-RZ). Due to concerns about traffic and flooding, we prefer that the parcel not be rezoned for commercial use.

Mike and Lesa Medley  
800 Chateaugay Rd.

To: MPC Commissioner

From: Mark Monnin – President of the Gulfwood Homeowner’s Association

Subject: Rezoning Agenda Item 1-R-08-RZ – February 14<sup>th</sup> MPC Meeting

MPC Commissioner:

Gulfwood is located on Fox Lonas next to All Saints Church and Knox Catholic High School. Gulfwood has over 300 homes and is the closest subdivision to this property.

We have numerous concerns in rezoning this property. Storm Water Drainage, Increased Traffic, Spot Zoning

**Storm Water Drainage:** The property has numerous sink holes that have been documented. What is more unknown is the caverns that run between these sink holes for carrying away the storm water. In 1998, Ogden Environmental and Energy Services completed a study for Knox County of the sink holes in this area from the flooding that occurred that year. The study was called Dutchtown Road Flood Study Phase 1 Report dated 9/25/1998. Ogden identified the two sink holes on this site as CB4 (west) and CB5 (east) page 4 of the report. They cataloged the various sink holes and where they were draining in Table 4 of the report on page 18. I have attached both pages to this email. It shows that CB4 drains to CB5. If you examine this Table 4 further you will see that CB6 drains to CB4 and CB7 and CB8 and CB9 drain to CB6 which drains to CB4 and CB7. We are not just concerned over the water on this site only. Potentially, over 550 acres in this area drains to CB4 and then to CB5. Building in the middle of this site could disturb this underground water way. If this underground water way is disturbed where is the water going to go? We could see flooding back on Fox Lonas and Cedar Bluff. These sink holes provide storm water drainage for a large area. The sink holes and the surrounding area need to be left undisturbed.

**Traffic:** MPC estimated 10,418 average daily trips for this site. MPC website traffic counts on Fox Lonas are at 8640. That’s more than double the amount of traffic on Fox Lonas. Fox Lonas is 2 lane and a 3<sup>rd</sup> lane for turning in some areas. MPC has Fox Lonas listed as a 5 lane connector street. This is not correct. See pictures of Fox Lonas attached. Turning from Cedar Bluff onto Fox Lonas will be near impossible for semi-trucks. This has potential for serious accidents. What kind of road improvements? This needs to be addressed before any building occurs.

Why is this developer allowed to pick a certain area of the whole site for what he needs? Is this not spot zoning? I thought this practice wasn’t allowed in Knox County or City?

Based on the storm water drainage issues, we feel that this Item 1-R-08-RZ should be rejected. If you have any questions please feel free to contact me at 850-4709.

Thanks

Mark Monnin  
President of the Gulfwood Homeowner’s Association

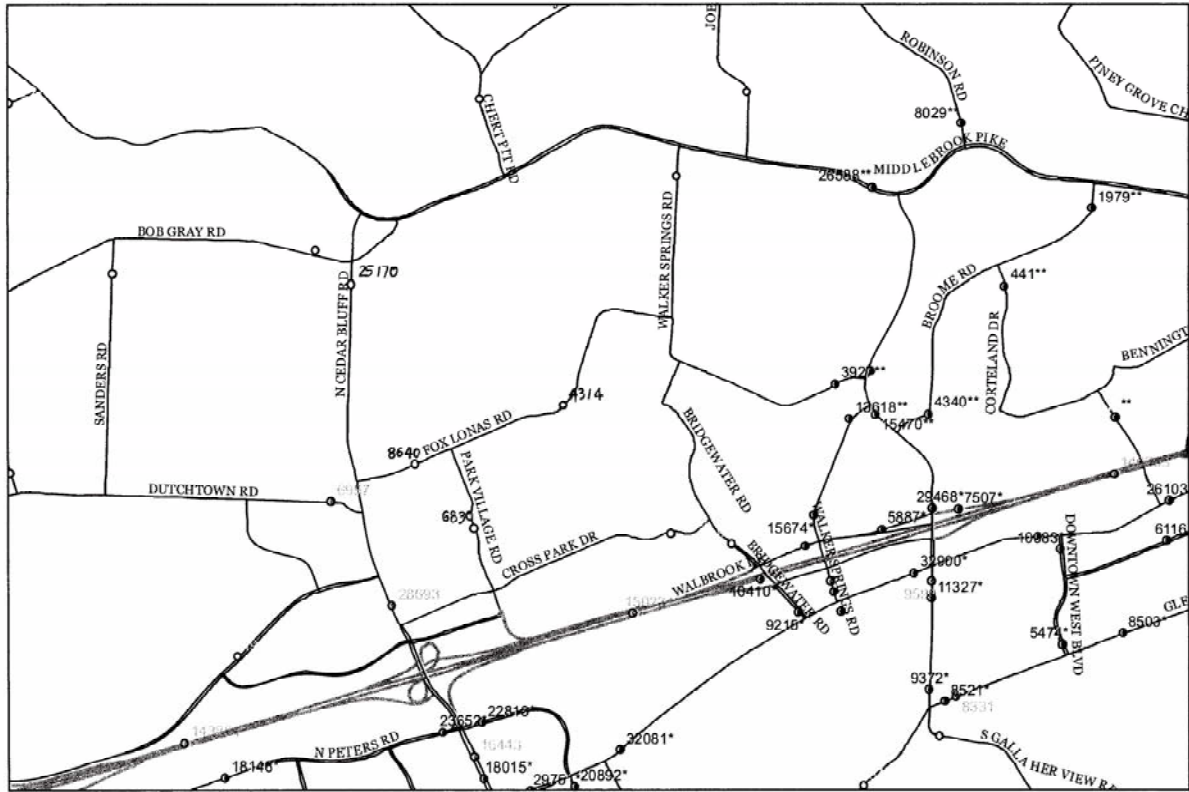


Above Pic: Light at Fox Lonas and Cedar Bluff

Below Pic: On Fox Lonas looking west from Park Village to Cedar Bluff



On Fox Lonas, looking east to Park Village Rd. In front of All Saints Church



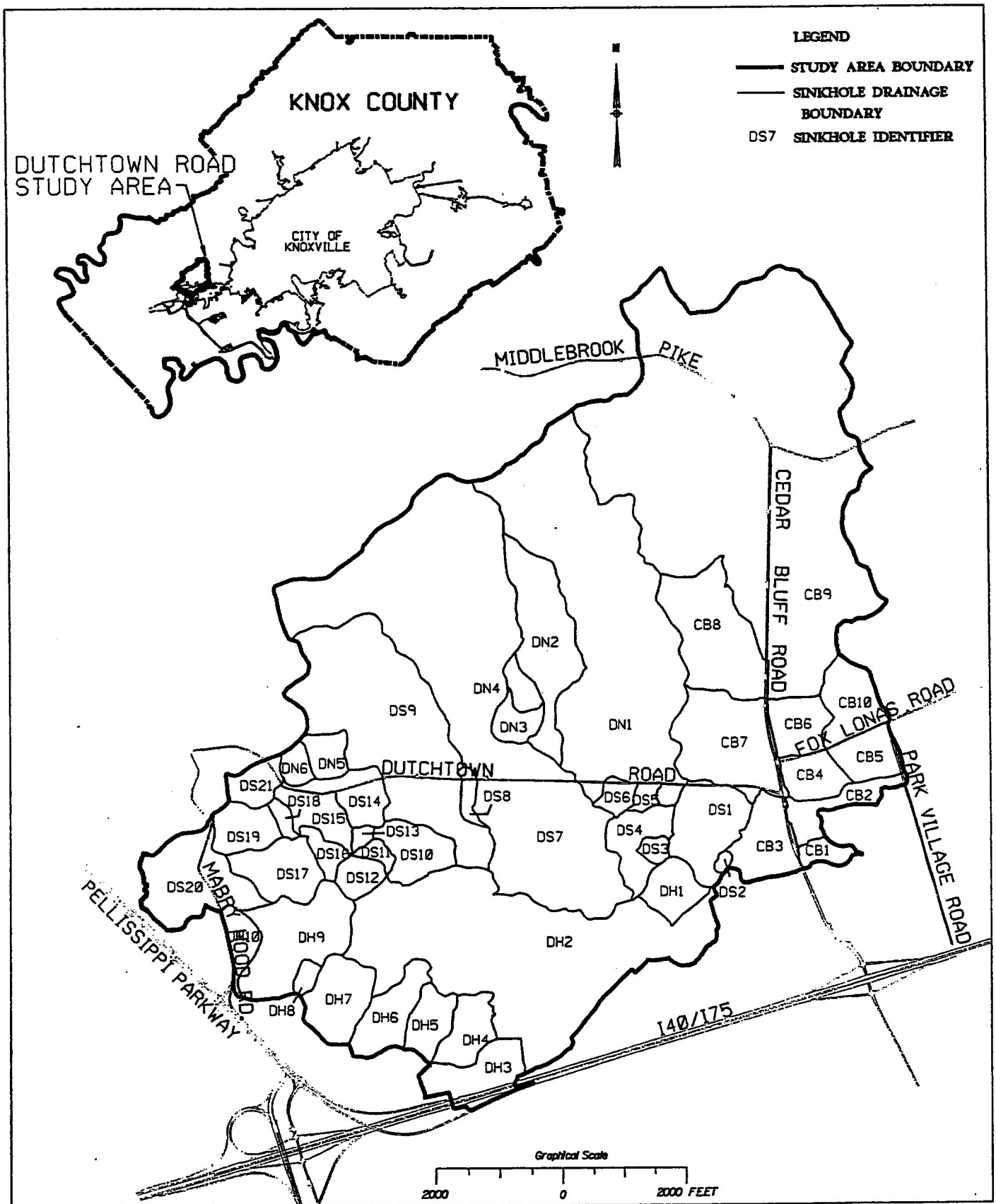


Figure 1. Dutchtown Road Study Area Location Map.

Table 4. Sinkhole Analysis Summary

Sink	D.A. Size (acres)	Lip Elev (ft)	Runoff volume to spill (inches)	Existing 100-yr WSEL (ft)	Future 100-yr WSEL (ft)	April 1998 WSEL (ft)	Upstream basins	Spills to
CB1	6.7	940.0	9.0	936.4	936.4	938.8 <sup>2</sup>	--	--
CB2	16.1	934.0	1.3	934.5	934.5	935.7 <sup>1</sup>	--	CB3
CB3	25.1	934.0	4.5	934.5	934.5	935.7 <sup>1</sup>	CB2	--
CB4	15.1	930.0	48.2	930.5	930.5	929.0 <sup>2</sup>	CB6	CB5
CB5	16.9	924.0	15.6	924.5	924.5	924.5 <sup>2,3</sup>	CB4	--
CB6	17.9	932.0	5.3	932.5	932.5	931.8 <sup>1</sup>	CB9, CB8	CB4, CB7
CB7	53.1	932.0	4.9	932.5	932.5	931.8 <sup>1</sup>	CB6	--
CB8	55.0	950.0	0.2	950.5	950.5	950.5 <sup>2,4</sup>	--	CB6
CB9	452.8	949.0	1.7	949.5	949.5	949.6 <sup>1</sup>	--	CB6
CB10	23.2	930.0	10.2	Not Analyzed	928.0	Not Analyzed	--	--
DS1	33.3	942.0	11.6	938.5	939.3	941.7 <sup>2</sup>	DS3, DS4	--
DS2	1.6	1012.0	16.2	996.6	996.6	999.5 <sup>2</sup>	--	--
DS3	4.0	950.0	1.7	950.5	950.5	950.5 <sup>2,4</sup>	DS4	DS1
DS4	20.5	942.0	0.2	942.5	942.5	942.5 <sup>2</sup>	--	DS3
DS5	3.8	940.0	2.0	940.5	940.5	940.5 <sup>2</sup>	--	DS6
DS6	6.7	940.0	5.7	940.5	940.5	940.5 <sup>2</sup>	DS5	DN1
DS7	301.4	940.0	10.4	936.4	936.6	940.1 <sup>1</sup>	DS5, DS6, DS8, DS9, DS14, DS15, DS16, DN1, DN2	--
DS8	4.8	944.0	3.7	944.5	944.5	944.5 <sup>2,4</sup>	DS9, DS14, DS15, DS16	DS7
DS9	136.6	944.0	4.3	944.5	944.5	944.0 <sup>2</sup>	DS14, DS15, DS16	DS8
DS10	20.3	960.0	11.9	955.0	956.3	957.4 <sup>2</sup>	--	--
DS11	4.1	978.0	16.1	971.3	972.8	976.3 <sup>2</sup>	DS12	--
DS12	6.5	974.0	5.5	975.5	974.5	974.5 <sup>2,4</sup>	--	DS11
DS13	2.6	976.0	10.9	970.8	972.9	973.6 <sup>2</sup>	--	--
DS14	17.9	964.0	3.4	964.5	964.5	964.5 <sup>2,4</sup>	DS15, DS16	DS9
DS15	15.9	970.0	4.7	969.6	970.5	970.5 <sup>2,4</sup>	DS16	DS14
DS16	7.2	976.0	3.3	976.5	976.5	976.5 <sup>2,4</sup>	--	DS15
DS17	25.7	984.0	30.6	974.4	974.9	977.3 <sup>2</sup>	DS18, DS19	--
DS18	3.8	990.0	2.5	990.5	990.5	990.5 <sup>2,4</sup>	--	DS17
DS19	16.6	984.0	1.1	984.5	984.5	984.5 <sup>2,4</sup>	--	DS17
DS20	44.7	996.0	12.0	989.7	991.1	992.2 <sup>2</sup>	--	--
DS21	11.8	1040.0	19.3	1032.0	1032.0	1034.2 <sup>2</sup>	--	--
DN1	229.6	940.0	2.1	940.5	940.5	940.5 <sup>2</sup>	DS5, DS6	DS7
DN2	50.9	944.0	1.3	944.5	944.5	944.0 <sup>2</sup>	--	DN2
DN3	9.4	964.0	14.3	954.8	952.2	960.0 <sup>2</sup>	--	--
DN4	7.0	988.0	15.3	980.9	980.9	983.3 <sup>2</sup>	--	--
DN5	10.0	1024.0	14.2	1015.2	1016.7	1018.7 <sup>2</sup>	--	--
DN6	6.5	1034.0	14.7	1027.3	1027.3	1029.8 <sup>2</sup>	--	--
DH1	15.9	962.0	8.1	959.5	960.7	961.3 <sup>2</sup>	--	--
DH2	213.3	944.0	16.1	938.8	939.7	939.5 <sup>2</sup>	DH3, DH4, DH5, DH6, DH8, DH9	--
DH3	25.7	956.0	7.4	955.3	955.3	956.5 <sup>2,4</sup>	--	DH2
DH4	17.2	956.0	2.1	956.5	956.5	956.5	--	DH2



**From:** <JeffBroemmel@comcast.net>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/11/2008 9:44:22 PM  
**Subject:** MPC Commission, MPC #1-R-08-RZ

Dear MPC Commission,

I wanted to voice my concern over the proposed development at the corner of Fox Lonas and Cedar Bluff. I live in the Gulfwood Subdivision and from what I've read and heard this development could have adverse effects to my subdivision. To start with that lot provides most of the drainage for the area. I am concerned about the possibility of flooding when the property is developed. If there is major flooding what is the city willing to do to fix the problem. Secondly I have heard that this development could increase traffic on Fox Lonas by over 100%. As if that isn't bad enough I have been told that large trucks will be using this road. I don't know if any of you have driven Fox Lonas but there is a very narrow "S" curve that trucks have no business driving through. That will just be begging for a major accident. I would hate to see what would happen if a school bus and a dump truck tried to get through that at the same time.

For those two reasons I'm against any large development of that property.

Sincerely

Jeff Broemmel

**From:** Larry Pennington <larrypennington@hotmail.com>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/11/2008 8:49:06 PM  
**Subject:** Opposition to 1-R-08-RZ

Both residents at 729 Plainfield Rd, Gulfwood subdivision, are opposed to the proposed rezoning of the property on the corner of Cedar Bluff and Fox Lonas Road, 1-R-08-RZ.

Our concerns are related to increased flooding in the area, increased traffic on Fox Lonas Road, and the existence of vacant grocery stores in the area.

There are three areas adjacent to this property that flood with heavy rain, Cross Park at Park Village, on Cedar Bluff in front of the shopping Center that includes Aaron Rents, and just North of Fox Lonas on Cedar Bluff Road. The proposed rezoning includes property that is in the center of these three areas. More frequent flooding for any of the three locations will significantly impact the residents of Gulfwood, Gulfpark and Belmont West subdivisions.

Fox Lonas Road is two-lane, at best, three-lane road in much of the affected area and would need major improvements to accommodate the over 10,000 estimated vehicle trips per day. It would currently be impossible for large tractor trailer trucks to turn from Cedar Bluff onto Fox Lonas, or from Park Village onto Fox Lonas. Going east on Fox Lonas involves a treacherous curve that already results in accidents with vehicles going into a raven on a fairly regular basis, particularly with any bad weather. We do not need to increase the flow of traffic using this route to WalkerSprings/Middlebrook Pike. Finally, Fox Lonas Road is the major walking path for many children attending Cedar Bluff Schools from Gulfwood subdivision as the west-most part of the subdivision does not have bus service.

There is currently an empty Food City store that is nearly adjacent to back of this property. There was an empty Food Lion store on Cedar Bluff, within two blocks of this property that remained vacant for at least five years and has just recently been rented by a flooring store. Vacant grocery stores have very limited use and given the existing grocery store options in the very close proximity of this property, success seems very unlikely.

Sincerely,  
Larry and Leigh Ann Pennington  
693-0937 (home)  
241-2722 (work for Leigh Ann)

---

Climb to the top of the charts! Play the word scramble challenge with star power.  
[http://club.live.com/star\\_shuffle.aspx?icid=starshuffle\\_wlmailtextlink\\_jan](http://club.live.com/star_shuffle.aspx?icid=starshuffle_wlmailtextlink_jan)

**From:** Kathleen Hammon <kathleen.hammon@knology.net>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/11/2008 7:04:07 PM  
**Subject:** MPC #1-R 08-RZ

Hello,

My family and I are residents of Gulfwood Subdivision and we are VERY much opposed to any development of the above proposed site development on Fox Lonas and Cedar Bluff Road. There is a problem with drainage and flooding in this area due to sink holes and low lying areas and there is already traffic issues due to the Catholic school and church directly across the street on Fox Lonas and Cedar Bluff Road. We are worried about flooding and traffic which will directly affect our property values.

Thank You,

Kathleen Hammon

# 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
- Farmington
- Farrington
- Forest Mill
- Foxfire
- Gettysvue HOA
- Greywood Clusters
- Gulf Park Civic
- Gulfwood
- Harts Ridge
- Heritage Woods
- Hunting Ridge
- Kams Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lennox Place
- Lovelj 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
- Tooles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross
- Waterford
- Wayne Providence
- Westbrooke
- Westhampton
- Westland - West
- Westshore
- Wheaton Place

February 14, 2008

Mr. Mark Donaldson  
 Executive Director  
 Metropolitan Planning Commission  
 Suite 403 City / County Building  
 400 Main Street  
 Knoxville, TN 37902

RE: 1-G-08-PA DAVID HARRELL MPC AGENDA #57 February 14, 2008  
 1-R-08-RZ

Dear Mr. Donaldson:

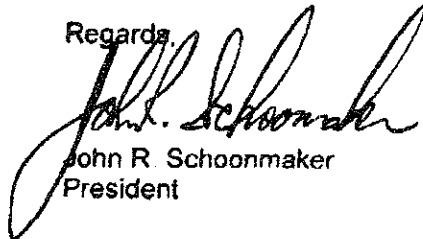
The Council of West Knox County Homeowners, Inc. passed a unanimous resolution to support the residents of Crestwood Hills and Gulf Park Subdivisions in opposing the rezoning for this property located on Fox Lonas Road from Medium Density Residential to General Commercial.

The residents are concerned that after decades of the MPC denying requests from developers for commercial use of this property, the MPC Staff now decides that the property is acceptable for development. Nothing has changed in the Cedar Bluff Road area to warrant approval of a development.

The sinkholes and subsurface caverns located on this property allow for the proper stormwater drainage from Dutchtown Road and Cedar Bluff Road. Extensive development of this site would affect the entire stormwater drainage system of the Cedar Bluff area in times of extensive rainfall.

Therefore, we ask that the MPC Commissioners deny the request from the applicant to rezone this property from MDR (medium density residential) to GC (general commercial).

Regards,



John R. Schoonmaker  
 President

President:	John Schoonmaker	675 - 6625	<u>Board Members</u> (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 - 3914

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

**From:** "Cecil Goodrick" <cecilg@rossusa.com>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 2/12/2008 3:50:51 PM  
**Subject:** MPC # 1-R-08-RZ

MPC Commission  
District 5 Commissioners Mike Hammond and Craig Leuthold

This concerns the proposed re-zoning of the parcel noted in 1-R-08-RZ or 1-G-08-PA. I am a resident of the Gulfwood subdivision and member of the homeowner association. I have three basic problems with the proposal.

1. The sinkholes on the property are vital to the drainage of the surrounding area. As you can see from the engineering study water moves dynamically from sinkhole 4 to 5 and then 6. If during construction anything is done to change this flow such as a sinkhole collapsing, fill or debris being dumped into the sinkhole or other consequences of heavy construction could cause a dramatic change in the drainage of the surrounding area. Even with the current conditions we still get flooding around the Cedar Bluff/Fox Lonas intersection primarily on the Catholic school property and the strip mall between Bagley Lane.

Where will the run off from this property be directed? It certainly can't drain towards Fox Lonas. The Catholic property contains a retention pond to keep water from running onto Fox Lonas. The elevation of this parcel naturally slopes from the south to the north(Fox Lonas). Is the water going to go away from Fox Lonas uphill?

This property is bounded on the east by Park Village DR. Just 1/3 of a mile to the south at Park Village and Cross Park Dr is another example of a poorly developed area that gets flooded during a heavy rain. Neither the county or city wants responsibility for that decision.

If the drainage is negatively effected by this development it can't be undone. The MPC can not shrug its shoulders and leave the residents to live with their decision.

2. This is a great example of development for the sake of development. Or said another way someone thought they were going to make a profit from a piece of ground not suited for development and now they want bailed out. The developer is asking to re-zone the only section possible for development which leaves the remaining section no longer suitable for its present zoning of MDR. Will the zoning be changed on the remaining acreage? The owner has asked for a change of zoning in the past and it was denied by MPC.

3. Road Improvements. According to the latest packet the estimated traffic impact will be 10,418 trips. Will Fox Lonas be widened to accommodate this bail out. If its widened there goes another 10 ft added to the road width and subtracted from the available drainage.

I urge you to not approve this proposal.

Cecil Goodrick  
Ross Computer Systems  
865-690-3008  
fax 865-690-1089

**CC:** <knoxcom@esper.com>

**From:** "Paul Tarricone" <ptarricone@knology.net>  
**To:** <bettyjo.mahan@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>, <michael.brusseau@knoxmpc.org>  
**Date:** 2/12/2008 5:39:07 PM  
**Subject:** FW: Opposition to 1-R-08-RZ

Both residents of 9749 Clearwater Drive, Gulf Park subdivision, are opposed to the proposed rezoning of the property on the corner of Cedar Bluff and Fox Lonas Road, 1-R-08-RZ.

Our concerns are related to increased flooding in the area, increased traffic on Fox Lonas Road, and the existence of vacant grocery stores in the area. We are also members of All Saints Church and both our children graduated from Knoxville Catholic. The extra traffic on these roads will increase the danger to church and school and residents at large.

There are three areas adjacent to this property that flood with heavy rain, Cross Park at Park Village, on Cedar Bluff in front of the shopping center that includes Aaron Rents, and just north of Fox Lonas on Cedar Bluff Road. The proposed rezoning includes property that is in the center of these three areas. More frequent flooding for any of the three locations will significantly impact the residents of Gulfwood, Gulf Park and Belmont West subdivisions. As a member of the Gulf Park Pool, I can attest to the atrocious history the MPC has at understanding flood control. Years ago our tennis courts were flooded multiple times due to the shortsighted approvals of the Dutchtown Villas which caused massive flooding closing Dutchtown Road for months and spreading down to the pool and across Cedar Bluff into the Church land. Ironically, the county hasn't figured out how to prevent flooding on Cross Park Drive and wants to build on more sink holes in the area? Doesn't make sense to me.

Fox Lonas Road is two-lane, at best, three-lane road in much of the affected area and would need major improvements to accommodate the over 10,000 estimated vehicle trips per day. It would currently be impossible for large tractor trailer trucks to turn from Cedar Bluff onto Fox Lonas, or from Park Village onto Fox Lonas. Going east on Fox Lonas involves a treacherous curve that already results in accidents with vehicles going into a ravine on a fairly regular basis, particularly with any bad weather. We do not need to increase the flow of traffic using this route to Walker Springs/Middlebrook Pike. Finally, Fox Lonas Road is the major walking path for many children attending Cedar Bluff Schools from Gulfwood subdivision as the west-most part of the subdivision does not have bus service.

There is currently an empty Food City store that is nearly adjacent to back of this property. There was an empty Food Lion store on Cedar Bluff, within two blocks of this property that remained vacant for at least five years and has just recently been rented by a flooring store. Vacant grocery stores

have very limited use and given the existing grocery store options in the very close proximity of this property, success seems very unlikely.

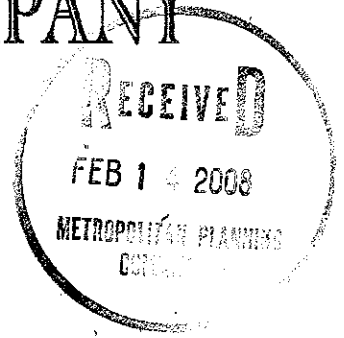
I'm guessing few people are opposing this project because so few people know about it. If you canvas the neighborhoods, I bet you'd get a different reading from people.

Sincerely,  
Paul and Michele Tarricone  
539-6423





# OLD MILL BREAD COMPANY



February 14, 2008

Mr. Mark Donaldson, Executive Director  
Metropolitan Planning Commission

Via Fax 865-215-2068

Dear Mr. Donaldson:

I am a business owner in the North Cedar Bluff Plaza, and am taking this opportunity to express my strong objection to the requested rezoning which will be discussed today, agenda topic #57, MPC file No. 1-G-08-PA and 1-G-08-RZ.

This shopping center has endured two separate occasions of flooding since I started business in 1995, and allowing the natural drainage and wildlife area to be commercialized will only cause for increased potential for future flooding because for it to become a commercial site, significant backfill will be required totally upsetting the natural drainage of the entire area.

It really is difficult for me to believe that this change is even being requested as it is obvious to any casual observer living in or passing through this location that commercialization would be detrimental. Why not make a really nice natural habitat park in the location, rather than attempting to add more commercial space to the tax rolls.

Thus in conclusion, I ask that you oppose this rezoning request and lead other members on the Commission to see the destructive nature of such a change.

Sincerely,

Jim Gay, President  
Old Mill Bread Company, Inc.

# Knox County Commission



1-R-08-RZ  
1-G-08-PA

**MIKE HAMMOND**  
COMMISSIONER, FIFTH DISTRICT

February 13, 2008

Mr Buzz Johnson  
Deputy Director  
Metropolitan Planning Commission  
Knoxville, Tennessee

Dear Buzz,

Please share this letter with members of the MPC

I have lived in the Gulfwood subdivision for 17 years. During that time, the land at the corner of Cedar Bluff and Fox Lonas Road has been for sale. There is a reason this prime piece of property has not been developed SINKHOLES!

The sinkholes on this property affect the surrounding area. You are no doubt aware of problems faced on Dutchtown and the money needed to fix those issues. Just down the street near Park Village and Cross Park Drive is another flood prone area. Each time we receive heavy rains, the intersection is closed due to flooding. A number of questions regarding this development have not been answered. To my knowledge the out of town developer has not meet with homeowner groups to discuss the project.

I ask that this matter be postponed until such meetings can be held.

Sincerely,  
  
Mike Hammond

633 Fernwood Road - Knoxville Tennessee 37923  
(865) 212-4516 (Office) - (865) 470-8599 (Home)  
email: mike.hammond@knoxcounty.org