

COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing over 60 homeowner associations with 15,000 homeowners since 1972

- Andover Court
- Ashley Oaks
- Autumn Ridge
- Belmont West
- Benington
- Bluff Point
- Bunker Hill
- Cedar Grove
- Charles Town Lnd
- Choto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farrington
- Farrington
- Forest Hill
- Foxfire
- Gettysvne HOA
- Greywood Clusters
- Gulf Park Civic
- Gulfwood
- Harts Ridge
- Heritage Woods
- Hunting Ridge
- Karns Community
- Kenstington I
- Kinear 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
- Old Concord Residents
- Plantation Springs
- Rudder Lane
- Seven Oaks East
- Seven Oaks West
- Sherman Oaks
- States View
- Suburban Hills
- Tan Rara Oeste
- Trails End
- View Harbour
- Villas at Lyons Cross
- Waterford
- Wayne Providance
- Westbrooke
- Westhampton
- Westland - West
- Westshore
- Wheaton Place

October 7, 2008

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



RE: 10-A-08-OB Use Determination: Drive-thru car wash in CN district

Mr. Donaldson:

The Council of West Knox County Homeowners, Inc. passed a unanimous resolution opposing the staff recommendation for the use determination to allow an express car wash to be located at 513 N. Cedar Bluff Road.

The Council is very concerned about the location of this business because it adjoins the community recreational facilities of the Gulf Park Recreation Association. The 30 year old facilities include tennis courts, picnic area and the Olympic swimming pool which is the practice and swim event pool for the Gulf Park Swim Team.

The proposed car wash location is within walking distance of the Cedar Bluff Schools. The children walk on the west side of Cedar Bluff, in front of this property to access the traffic signal at Fox Lonas Road. Students at the Catholic Schools use this pathway in the reverse direction to go home to the neighborhoods of Gulf Park and Belmont West.

The community is opposed to a 24 hour a day business that would be conducted with no supervision on the property and the impact the external lighting would have on the adjacent residences. A car wash is already located within one mile of this location.

Therefore, we request you deny the Use Determination 10-A-08-OB for a drive thru car wash at 513 N. Cedar Bluff Road and not allow this type of business within the criteria of the Neighborhood Commercial (CN) zone.

Regards,

John R. Schoonmaker
 President

cc: Ken Pruitt, Assistant Development Services Manager

President:	John Schoonmaker	675 - 6625	<u>Board Members</u> (In addition to officers):
Vice President:	Sue Mauer	690 - 0269	Linda Gidner 675 - 5341
Secretary:	Heather Wolski	927 - 9254	Charlene Porter 694 - 9629
Treasurer:	Jacki Cash	256 - 0389	Debra VanMeter 690 - 1414
Parliamentarian:	Jerry Epenbach	694 - 8523	John Von Weisenstein 690 - 3944

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

10/09/08

Mark Donaldson
Executive Director
Metropolitan Planning Commission

Re: MPC # 10-A-08-OB Proposed Car Wash

Mr. Donaldson

We would like to express our concern regarding the proposed use of this property as a car wash. The proposed location at the intersection of Fox Lonas and Cedar Bluff is also the intersection where students from Cedar Bluff Middle school cross Cedar Bluff on their way to the Gulfwood subdivision, Fox Lake condos and numerous apartment complexes.

Our first concern is the traffic pattern and how it affects the student crossing. Currently you cross on a green light, no walking signal, its up to the pedestrians and drivers turning right on to Cedar Bluff from Fox Lonas to look out for each other. The car wash will add traffic turning north onto Cedar Bluff at the same time as students are crossing.

Our second concern is the opportunity it gives someone at the car wash to come into contact with the students waiting to cross. Someone wanting to approach the kids offering drugs or other illegal activities would have an excellent opportunity as the kids wait to cross.

The area is not devoid of car washes. There is one between Fox Lonas and Middlebrook Pike, another on Middlebrook Pike and two convenience stores with car washes within a half mile.

We appreciate your consideration of our concerns about the potential problems in that area.

Sincerely

Cecil Goodrick
Gulfwood Homeowners Association

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:40:11 AM
Subject: Fwd: AGENDA ITEM: 513 N. Cedar Bluff Road (Car Wash)

>>> Dale and Carolyn Allen <abcdallen@hotmail.com> 10/06 5:45 PM >>>

Mr. Pruitt:

From the: MPC Agenda October 9, 2008

71. Consideration of Use Determination for a drive-thru express car wash at 513 North Cedar Bluff in the CN(Neighborhood Commercial) district. 10-A-08-OB

I strongly oppose the approval of a car wash at 513 North Cedar Bluff Road.

Thank you.
Carolyn Allenabcdallen@hotmail.com

See how Windows connects the people, information, and fun that are part of your life.
<http://clk.atdmt.com/MRT/go/msnnkwxp1020093175mrt/direct/01/>

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:39:26 AM
Subject: Fwd: Objection to Rezoning of 513 N. Cedar Bluff Rd

>>> <nsfox37830@aol.com> 10/06 3:14 PM >>>

Mr. Pruitt,

I have heard that the MPC has on the Agenda for Oct. 9 to discuss the allowance of a express car wash to be located at 513 N. Cedar Bluff Road. Since this is close to where I live at 9512 Gulf Park Drive, it may effect the whole neighborhood and will in particular effect the Gulf Park Recreation Association facilities. Please register my objection to this rezoing. We do not need another car wash in this neighborhood.

Please register my objection to this rezoing. We do not need another car wash in this neighborhood.

Sincerely Yours, Nancy Fox?
9512 Gulf Park Drive?

Re: 71. Consideration of Use Determination for a drive-thru express car wash at 513 North Cedar Bluff in the CN (Neighborhood Commercial) district. 10-A-08-OB

?

?

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:41:18 AM
Subject: Fwd: car wash on cedar bluff road

>>> Becki Garland <beckigarland@yahoo.com> 10/06 9:17 PM >>>

dear mr pruit-i am writing in opposition to the proposed car wash on cedar bluff road. we have lived in gulf park for the past 22 years and this neighborhood cannot support another business- we have several car washes within the area-and environmentally, due to the already disastrous drainage problems we have when it rains, additional concrete will make our flooding unmanagable! please consider all citizens, children, schools,and neighborhoods before gong forward with this. it will have a negative impact on the quality of all our lives. thank you, becki garland.

Mtg. Oct 9th City County Bldg. 1:30
Main Assembly Room

71

Residents of Gulf Park Neighborhood who are in OPPOSITION of the Express Car Wash located at
513 N. Cedar Bluff Road.

	Name	Address	Phone
①	Jennifer Mayfield Signature Jennifer Mayfield	9300 Sarasota Dr	531-7493
②	Daryl Wray Signature Daryl Wray	9305 Sarasota Drive	384-0352
③	Jane L. Magee Signature Jane L. Magee Linda L. Magee	9305 Sarasota Dr	681-8411
④	Nancy Sheets Signature CHARLES SHEETS	9548 Sarasota Dr	Phone 470-7367
⑤	Michael Brull Signature Michael Brull	9548 Sarasota	Phone 470-7367
⑥	D MICHAEL BIRNBAUM Signature	600 PENSACOLA RD.	Phone 357-5721
⑦	Fred Breubel Signature	604 Pensacola Rd.	Phone 698-0073
⑧	Philip & Sheri Schmitt Signature	530 Pensacola Rd	Phone 335-3777
⑨	Erin Lasorsa Signature Erin Lasorsa	9400 Sarasota Dr.	Phone 357-0112
⑩	Andrea Thomas Signature Andrea Thomas	9404 Sarasota Dr	Phone 690-7986
⑪	Michael Thomas Signature Michael Thomas	9501 Mobile Drive	Phone 531-7862
⑫	Michael Thomas Signature Michael Thomas		

Opposition to Car Wash

513 N. Cedar Bluff Rd

13	Name	Mark Vaughan	Address	9500 Mobile Dr.	Phone	691-3863
	Signature					
14	Name	Lara Miller	Address	9504 Mobile Dr	Phone	693-3167
	Signature	Lara Miller				
15	Name	Adam Miller	Address	9504 Mobile Dr.	Phone	693-3167
	Signature	Adam Miller				
16	Name	Jay Riggeman	Address	9512 Mobile Dr.	Phone	357-8431
	Signature	Jay Riggeman				
17	Name	Craig Riggeman	Address	9512 Mobile Dr.	Phone	357-8431
	Signature	Craig Riggeman				
18	Name	Robert Jackson	Address	9513 Mobile Dr.	Phone	670-0052
	Signature	Robert Jackson				
19	Name	Maria Jackson	Address	9513 Mobile Dr.	Phone	670-0052
	Signature	Maria Jackson				
20	Name	Eric T. Jackson	Address	9513 Mobile Dr.	Phone	670-0052
	Signature	Eric T. Jackson				
21	Name	Mary Biscoe	Address	9520 Mobile Dr.	Phone	693-2174
	Signature	Mary Biscoe				
22	Name	Nancy Fry	Address	9512 Gulf Park Dr.	Phone	470-9263
	Signature					
23	Name	Jason MAYFIELD	Address	9300 SARASOTA DR	Phone	531-7493
	Signature	Jason Mayfield				
	Name		Address		Phone	
	Signature					
	Name		Address		Phone	
	Signature					
	Name		Address		Phone	
	Signature					

From: Betty Jo Mahan
Subject: Fwd: #71 Consideration of Use

>>> Frank & Ruth Ann Hall <rafthall@comcast.net> 10/06 4:25 PM >>>
I'm writing as a concerned citizen, and as past president of the Belmont West Subdivision, which constitutes more than 300 homes in the proximity of the above captioned property. As I understand it, this property is scheduled to have it's zoning use considered this coming Thursday, Oct 9, 2008 at the Knox MPC meeting.

Several months ago (perhaps more than 1 year ago), during my stint as President of the Belmont West Association, we were approached by the owners (?) / developers (?) of the property located at 513 N Cedar Bluff Rd, Knoxville, Tn. At that time the developers (?) indicated they were going to present to the Knox MPC plans for a coffee shop on the site, and request appropriate zoning, and asked if we had any objections. Noting the necessary changes needed to the commercial property, then reviewing the criteria for what was allowed on that type commercial property classification, we indicated we had no objections to a coffee shop, but did express great concern for what the classification might allow should the coffee shop idea be abandoned. We now find ourselves at that abyss.

It is my understanding that the property developers now intend to have placed on the property a 24 hour Car Wash business. The concerns we expressed at the earlier time still exist. The property is located very near three schools and on Cedar Bluff Road where substantial traffic is generated each day, particularly at the opening and closing times of Cedar Bluff Elementary School and Knox Catholic High School. We continue to be concerned with 1) the congestion the car wash business would additionally generate; 2) the lack of easy access at the current "T" type intersection; 3) the potential attraction for school students who might be recruited as customers of the long laundry list of items such a business would be allowed to sell; and 4) the overall safety concerns for the school students.

It is my belief that we need to be very careful as to the type business we allow on the proposed site, because of the foregoing concerns. We'll only get one chance to be right and any decision made will have potentially far reaching outcomes for all the reasons stated above. It is my opinion that a car wash at the referenced location is the wrong use for this location.

Should anyone wish to further discuss this item, I can be reached at 865.690.3876 or by email at rafthall@comcast.net.

Thanks for your consideration.

Frank Hall
844 Chateaugay Road
Knoxville, Tn 37923
865.690.3876
rafthall@comcast.net

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:43:24 AM
Subject: Fwd: Opposition to Car Wash at 513 N. Cedar Bluff Rd.

>>> "Higgins, Mike" <Mike.Higgins@tetrattech.com> 10/07 9:32 AM >>>

Mr. Pruitt,

It has come to my attention that a car wash is currently being proposed for property at 513 N. Cedar Bluff Rd. I would like to express my opposition to such a development. As a resident of Gulf Park subdivision for over 20 years, I can attest to the drainage and flooding problems that routinely occur in this area. The last thing we need is additional development to increase runoff. The drainage in this area is controlled entirely by the karst geology and sinkhole system. You can build all the stormwater retention basins you want but if the discharge pipe, in this case the sinkholes, can't handle the flow the area will not drain and the water will back up. The system is already receives more runoff than it can handle during heavy rains and the area floods from Catholic High School across Cedar Bluff Road into the Gulf Park subdivision. The area around the Gulf Park Rec. Association tennis courts, Pensacola St. and the area between Dutchtown Rd. and Sarasota Dr. becomes one continuous lake. Additional construction in this area also runs the risk of collapsing the subterranean drainage system that supports the entire Cedar Bluff area. We have yet to see what recent construction around Cedar Bluff school and the widening of Dutchtown Rd. will do to drainage in this area since we have been in drought conditions for several months. I strongly urge you to reject any plans for further development in this area.

I appreciate your consideration in this matter.

Sincerely,

Michael Higgins, P.E.
9536 Sarasota Dr.
Knoxville TN 37923

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:43:09 AM
Subject: Fwd: Proposed 513 Cedar Bluff Road car wash.

>>> "cindy britt" <cbritt1@bellsouth.net> 10/07 8:26 AM >>>

I am a Belmont West resident and I oppose the use of the Cedar Bluff property at 513 Cedar Bluff Road for a car wash. This facility is not needed as there is one located on Kingston Pike. Thank you for considering this opposition.

Best Regards,

Best Regards,

Cindy Britt Hosford

Summit Cabins

Websites: www.summitcabins.com, www.findrentals.com/12010,
www.findrentals.com/12011 <<http://www.findrentals.com/12011>>

www.vrbo.com/21458, <<http://www.vrbo.com/44918>> www.vrbo.com/44918

Email: reservations@summitcabins.com, cbritt1@bellsouth.net

Cell Phone: 865-207-4961, 865-207-1556

Fax: 320-205-5972

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From: Betty Jo Mahan
Subject: Fwd: Opposition to Express Car Wash 513 N. Cedar Bluff Road

>>> jennifer mayfield <mayfield_jennifer@hotmail.com> 10/06 1:29 PM >>>

Mr. Pruitt,

It has come to my attention about the possibility of an express car wash at 513 N. Cedar Bluff Road. I want to state that me and my family are STRONGLY opposed to this. There is already an express car wash located near the intersection of Cedar Bluff and Middlebrook Pike which is rarely used and a \$3 car was less than a mile down Middlebrook. This car wash would also impact the Gulf Park Pool entrance from Cedar Bluff Road. My house is located close to Cedar Bluff (9300 Sarasota Drive) - not only would our house be impacted by noise pollution, but also light pollution from a 24-hour car wash. Also, this area is subject to flooding - this area would be subject to more flooding if the permeable surface is covered with asphalt. My husband and I have been in contact with the city and county several times of the flooding issue and it has been told to us that nothing can be done without suing someone. If this car wash goes up and our property floods more, I think we can know who is responsible.

Please do NOT approve this rezoning.

Jennifer Mayfield

>>> "William Law" <wlaw@knology.net> 10/06 8:28 PM >>>

I would ask that the mpc not recommend a carwash to be built at 513 Cedar Bluff Rd.

There is a childcare facility in the area now, as well as two schools. If another commercial venture is located there I suspect the whole area from Fox Lonas Rd to Middlebrook Pike will turn commercial in a relatively short time. The traffic on Cedar Bluff Rd is very heavy at present. More commercial activity will make this worse, and will constitute danger for the children going to and from school.

Thank you

William M Law, Sr., M.D.
812 Chateaugay Rd
Belmont West

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 10:29:19 AM
Subject: Fwd: Use Determination for a drive-thru express car wash at 513 North Cedar Bluff in the CN

>>> "Michael T. Naney" <mtnaney@knology.net> 10/07 10:29 AM >>>
Dear Mr. Pruitt,

I urge you and the Metropolitan Planning Commission to reconsider support for the proposed use of vacant property at 513 North Cedar Bluff for an Express Car Wash facility.

My principal objections to this project are: (1) the likely exacerbation of traffic congestion on North Cedar Bluff Road; (2) the likely need to modify traffic control at the intersection of North Cedar Bluff Road and Fox Lonas Road - (at public expense?); and (3) the close proximity of existing car wash facilities on North Cedar Bluff Road and Middlebrook Pike.

Sincerely yours,

Michael T. Naney

9405 Needles Drive

Knoxville, TN 37923

From: Betty Jo Mahan
Subject: Fwd: opposition to carwash on Cedar Bluff Road

>>> Ken Pruitt 10/7/2008 9:41 AM >>>

>>> "BJ Roberts" <strebor99@knology.net> 10/06 10:06 PM >>>
Mr. Pruitt,

I was just made aware that "another" car wash is proposed for Cedar Bluff Road in the area in front of the Gulf Park Recreation Association on the property formerly used as a daycare facility. Please register my opposition to this proposal.

Sincerely,
Mrs. B. J. Roberts
9601 Hunter Chase Lane
Knoxville, TN 37923

>>> <m.biscoe@comcast.net> 10/07 7:14 AM >>>

Please vote against a carwash on north cedar bluff road. Traffic already is very difficult to navigate at certain times of the day. We already have 4 carwashes in close proximity. Thanks.

Molly Biscoe

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:40:39 AM
Subject: Fwd: Concern RE possible car wash at 513 N. Cedar Bluff Rd.

>>> nancy sheets <sheetsnanl@yahoo.com> 10/06 7:55 PM >>>

Dear Mr. Pruitt,

I am writing you to ask you to do want ever is possible to prevent the property at 513 N. Cedar Bluff Road to house a express car wash. I have several major concerns, and the first and foremost being that we are residents of Gulf Park Subdivision and know such a business will have a negative impact on our collective properties. The recreational complex will especially be affected, as the forementioned property is directly behind the community pool. This could possibly even be a security issue. Many houses are also so close they will be adversely affected by night lighting and noise. Another concern is the traffic in our area of Cedar Bluff Road. Since the new elementary school has been completed, it is almost impossible to get out of the subdivision due to traffic congestion. I can just imagine how much harder it will be to have more traffic coming and going to the right of our subdivision entrance. I'm am very surprised that someone would think another

express car wash is needed in our area, as it is NOT. We have at least four or five car washes within a mile and a half area.

Anything you can do to help this not happen will be greatly appreciated!

Sincerely,

Charlie and Nancy Sheets

9548 Sarasota Drive

Knoxville, TN 37923

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:42:06 AM
Subject: Fwd: Car Wash On North Cedar Bluff Rd.

>>> "J Powell Smith" <powellsmith01@comcast.net> 10/06 10:46 PM >>>

Ken----- I would like to offer a few reasons I oppose the proposed Car Wash on North Cedar Bluff Rd.

1. Extremely heavy traffic each morning and afternoon on Cedar Bluff when school is in session.
2. Four Car Wash Businesses are presently operating in the area.
3. Traffic control on exiting the proposed Car Wash.
4. Traffic control exiting Belmont West and Sunchase Apt`s. This should have a high priority.
5. Traffic control at Gulf Park Subdivision and Allsaints Church should also have a high priority.
6. Cedar Bluff Rd. is in high growth area and should not be cluttered with Car Wash type businesses.

Thanks for any support you can give us.

J. Powell Smith,

President of Belmont West Homeowners Assoc.

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 9:38:46 AM
Subject: Fwd: Opposition to a car wash locating at 513 N. Cedar Bluff

>>> "Vega, Vivian" <VegaV@knoxnews.com> 10/06 10:45 AM >>>
Ken,

As per our phone conversation this morning, I am sending an e-mail to encourage MPC to turn down a request that would allow a car wash at 513 N. Cedar Bluff Road.

As a resident of the Gulf Park subdivision, I disagree with the staff's conclusion that "It is unlikely that such a business would . . . be a disruptive activity in the area." I believe having a car wash facility at Fox Lonas and Cedar Bluff will be disruptive.

In addition, since a car wash already exists near the intersection of North Cedar Bluff and Middlebrook Pike, another facility would be redundant.

It also appears, from the staff's notes, that such a move would set a precedent. That just adds another reason the commission should oppose this request as an encroachment on its authority.

Thank you,
-Vivian Vega
912 Suwannee Road