



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

**FILE #:** 5-E-09-RZ  
5-B-09-SP

**AGENDA ITEM #:** 56  
**AGENDA DATE:** 5/14/2009

**APPLICANT:** WELLS CREEK, LLC  
**OWNER(S):** GASS EDWARD D & MARY E  
KLTi LLC  
WELLS CREEK LLC  
WELLS HAROLD T & CARLOTTA

**TAX ID NUMBER:** 137 02201,02202,02203,031 PART OF 03101. MAP ON FILE  
**JURISDICTION:** Commission District 9

**LOCATION:** South side W. Gov. John Sevier Hwy., east of Winkle Ln., north of Tipton Station Rd.

**TRACT INFORMATION:** 21.93 acres.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Gov. John Sevier Hwy., a three lane, major arterial street with a 100' right-of-way.

**UTILITIES:** Water Source: Knox-Chapman Utility District  
Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Stock Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential) @ up to 5 du/ac

**PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential) @ up to 9 du/ac

**EXISTING LAND USE:** Dwellings and vacant land

**PROPOSED USE:** Apartments

**DENSITY PROPOSED:** 9 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, from the north side of Gov John Sevier Hwy.

**HISTORY OF ZONING REQUESTS:** The Knox County Commission denied MDR designation and a PR density up to 12 du/ac. For this site and adjacent tracts in 2007. (12-G-07-SP/12-S-07-RZ)

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Gov. John Sevier Highway and residences /PR and A Agricultural  
South: Tipton Station Rd and Residences / A Agricultural  
East: Residences and vacant land / A Agricultural  
West: Medical office, residences and Winkle Ln./ OB Office and A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of the a residential area that includes both single family housing and condos developed within A, RA, and PR zones.

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**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION # 5-B-09-SP, amending the South County Sector Plan to an MDR (Medium Density Residential) designation for the site and recommend that County Commission adopt the resolution. (See attached Exhibit A.)**

The MPC staff recommended, and Planning Commission approved, an MDR designation for this site and several adjacent tracts in 2007. The Knox County Commission did not approve the MDR amendment or the density increase to 12 dwelling units per acre. A Knox County Chancery Court ruled that the adoption of plans are the responsibility of the planning commission and that zone changes are approved by County Commission, with a recommendation from MPC. However, the State Enabling Legislation 13-304 was amended in 2008 to allow the legislative body to initiate an amendment to the adopted regional plan.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 9 du/ac. (The current zoning is PR @ 5 du/ac.)**

This increase in density is consistent with other residential development in the area that includes attached condominiums on the north side of Gov. John Sevier Hwy. within PR zoning at up to 8 dwelling units per acre. The requested increase in density will allow appropriate higher density development on a site with direct access to a major arterial street, served with adequate utilities to handle the demand, and located within the defined Planned Growth area of the Knoxville, Farragut, Knox County Growth Policy Plan.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Governor John Sevier Hwy. has been restriped from a two lane section to a three lane section in the last year, improving its traffic carrying capacity.

ERROR OR OMISSION IN CURRENT PLAN:

The plan calls for LDR development on this site, while allowing MDR density development on the north side of Gov. John Sevier Hwy. Like uses are appropriate facing like uses.

CHANGES IN GOVERNMENT POLICY:

The policy of the Knoxville, Farragut, Knox County Growth Policy Plan to locate urban development densities within the defined Planned Growth area supports this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

There is a PR-zoned multi-dwelling development to the northwest that the current sector plan recognizes for medium density development. This site would be an extension of that designation. Both the established and proposed MDR areas have direct access to W. Gov. John Sevier Hwy., a major arterial street with capacity for the additional traffic generated by this increased density designation.

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The surrounding area is developed with residential uses of various densities and zones. This proposal, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or

adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this proposed development.

#### THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the proposed density of 9 du/ac, up to 197 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1,073 trips to the street system and about 21 children to the school system. If the development plan proposes enough units to generate more than 750 daily trips, a traffic study will be required to be submitted and reviewed along with the development plan.
3. PR zoning at up to 9 du/ac will allow consideration of more flexible development alternatives with an overall density that respects the surrounding development pattern. The recommendation gives the applicant the opportunity to submit a plan for up to 197 dwelling units, which could be clustered on the site. A rezoning application for greater density would be required for consideration of more dwelling units in the future.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site, consistent with the recommended zoning and density. If the sector plan is amended to MDR as requested, a PR density of up to 9 du/ac could be considered.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for low to medium density residential development in the immediate area, especially on A zoned properties. The sector plan proposes low density residential and medium density residential uses for most of the surrounding area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

#### ESTIMATED TRAFFIC IMPACT 1755 (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: 28 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South-Doyle Middle, and South-Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 6/22/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH COUNTY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Wells Creek, LLC, has submitted an application to amend the Sector Plan from Low Density Residential to Medium Density Residential for property described in the application; and*

*WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on May 14, 2009, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the South County Sector Plan, with its accompanying, staff report and map, file #5-B-09-SP.*

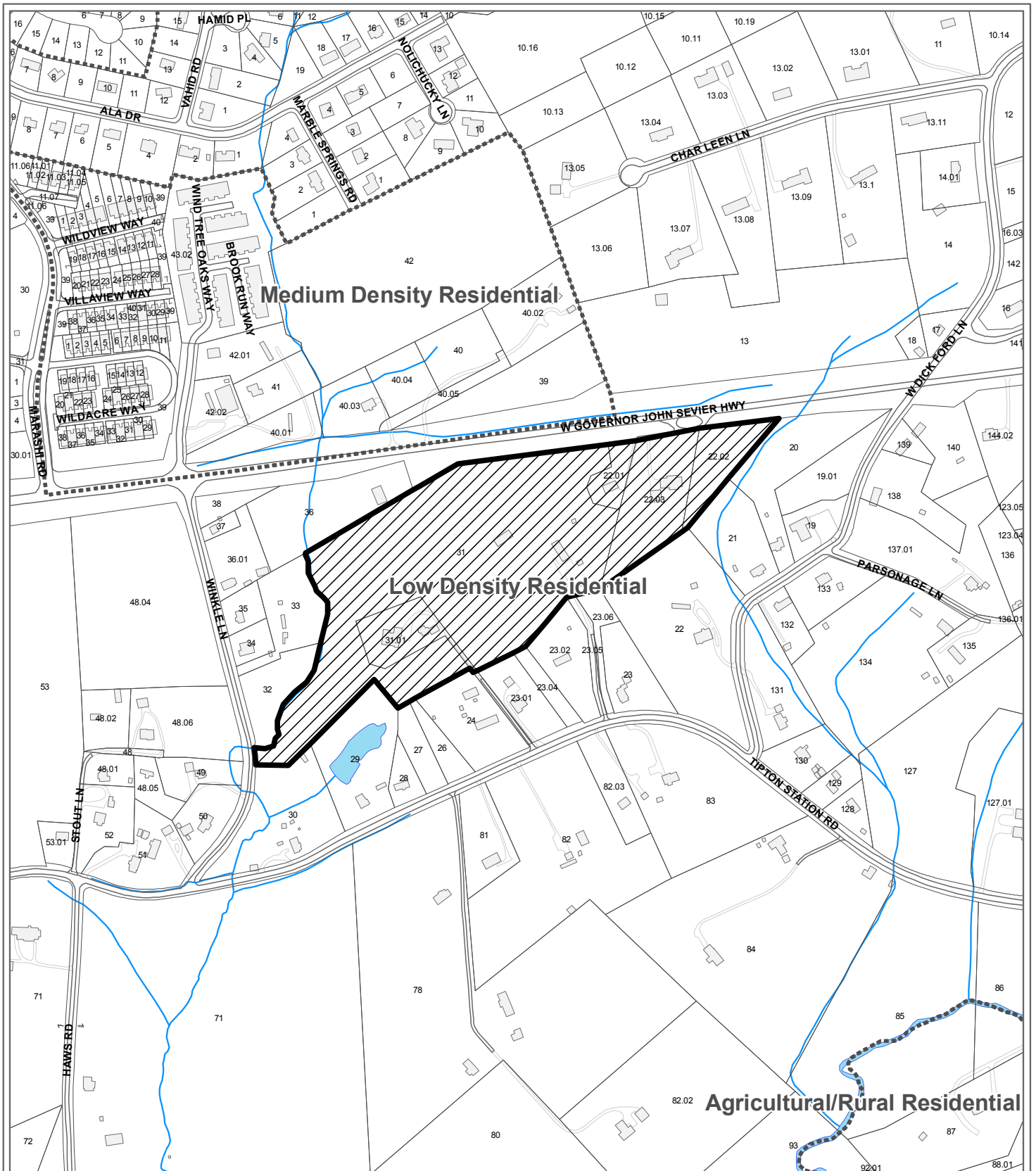
*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that the Commission of Knox County likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**5-B-09-SP / 5-E-09-RZ**

**SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

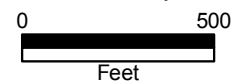
To: MDR (Medium Density Residential)



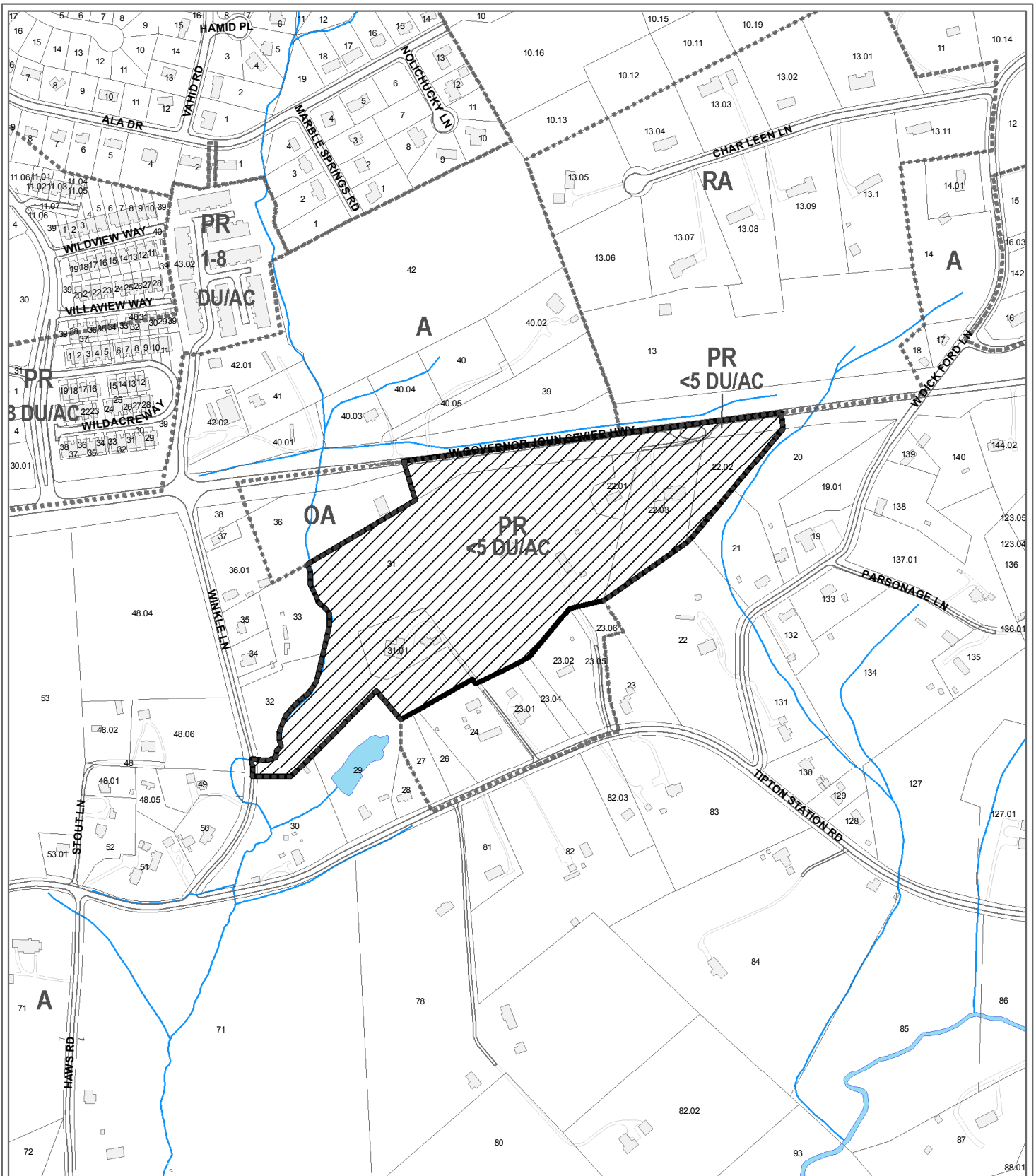
Petitioner: Wells Creek, LLC

Map No: 137

Jurisdiction: County



Original Print Date: 4/20/2009 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-E-09-RZ  
REZONING**

From: PR @ up to 5 DU/AC

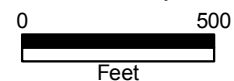
To: PR @ up to 9 DU/AC



Petitioner: Wells Creek, LLC

Map No: 137

Jurisdiction: County



Original Print Date: 4/20/2009 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**From:** CARSON DAILEY <carsondailey@hotmail.com>  
**To:** <tbenefield@benefieldrichters.com>, <wstowers@stowerscat.com>, <grafhomes@aol.com>, <cole5137@bellsouth.net>, <buz.johnson@knoxmpc.org>, <s.johnson692@gmail.com>, <gewart@georgeewart.com>, <rebeccalongmire@hotmail.com>, <bartcarey@comcast.net>, <mark.donaldson@knoxmpc.org>, <makane1@bellsouth.net>, <anders@holstongases.com>, <rlcraig@usit.net>, <ubailey@esper.com>, <artclancy3@gmail.com>  
**Date:** 5/7/2009 7:32:02 AM  
**Subject:** WELLS CREEK, LLC 5-B-09-SP BENCHMARK ASSOCIATES, INC. 4-E-09-UR

Commissioners,

This email concerns the following agenda items for 5/14/2009. WELLS CREEK, LLC 5-B-09-SP BENCHMARK ASSOCIATES, INC. 4-E-09-UR.

Wells Creek is in the guide lines that the community set forth with MPC on zoning and density. A South Sector change to MDR up to 14 units per acre is not in agreement with the sector plan approved by MPC and county commission.

This request for a sector plan change will be the third attempt by Mr. Jernigan to change the sector plan. MPC commission has passed Mr. Jernigan's request with a close vote on both occasions. Knox County Commission over whelming denied the sector plan change on both request's 9-2 and 14-4.

Nothing has changed in the sector plan to warrant changing from ldr that is surrounded by ag and ra. All surrounding properties are with in plan and the new high density development will be out of character to the neighborhood.

In attendance of the MPC meeting last month commission denied Mr. Jernigan a sector plan change on the Easterday Estate. Reason being out of character with the neighborhood. This coincides with the Wells Creek property also.

Mr. Jernigan will bring forth his Big House Concept as being with in the South Sector Plan. I agree with zoning of ldr up to 5 du per acre. This will be in line with the sector plan and controlled development along a arterial Gov. John Sevier Highway that was designed to flow



traffic with limited access and stop lights.

Please vote to deny a South Sector Plan change from ldr to mdr.

I currently serve on Knox County Board of Zoning Appeals and will follow the guide lines set forth by Knox County and MPC.

Thank you.

Carson Dailey

577-6318 Home

660-0019 Cell

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May 6, 2009

Dear Metropolitan Planning Commissioners,

Last evening, the South Doyle Area Home Owners, once again unanimously opposed the Sector Plan Amendment and the use on review for an increased density for Wells Creek.

We have been advocates of desirable and smart growth in our community.

In 2002, in excess of 300 citizens of our community participated with the MPC and County Commission to develop a sector plan for growth and development of our community. This is a plan that we are strongly committed. This plan is well organized and prepared with the help of our citizens as well as elected and appointed officials of Knox County with the best interest of the people and properties at its foundation.

The proposal for the rezoning of the Wells Creek development is in direct conflict with the above mentioned Sector Plan for South Knoxville approved and presented to MPC on January 10, 2002. This plan is not in the best interest of the citizens and properties of South Knoxville.

Please look at the sequence of events for "Wells Creek":

? / ? /2005	Rezoning	17 ac. @ 5 du/ac	85 units	Condos	Approved
w/ no opposition					

10/12/2006	Concept Plan	16.418 ac. @ 4.99 du/ac	82 units	Condos	
Approved w/ no opposition subject to 11 conditions					

#### CHANGE OF PLANS

10/11/2007	Rezoning (Sector Plan Change)	17 ac. @ 12 du/ac	204 units	Apartments	
Approved by MPC w/ opposition/Denied by Co. Comm. on Appeal					

12/13/2007	Rezoning(ADD)	4.39 ac. @ 12 du/ac	256 units	Apartments	
Approved by MPC w/ no oppositon / No go after Co. Comm. Denied					

8/14/2008	Rezoning (Claiming adjoining property rights)	29 ac. @ 5 du/ac	145 units	Condos	
Denied by MPC w/ opposition					

4/9/2009	Use on Review (How - under PR @ up to 5 du/ac ?)	29 ac. @ 6 du/ac	165 units	Condos(?)	
Pending w/ opposition					

Now: May 14, 2009 on the agenda at MPC.....We are here again.....

**5/14/2009 Rezoning and Plan Amendment/Rezoning South County Sector Plan Amendment 5-B-09-SP** From LDR (Low Density Residential) to MDR (Medium Density Residential).

**b. Rezoning 5-E-09-RZ**From PR (Planned Residential) @ up to 5 du/ac to PR (Planned Residential) @ up to 9 du/ac.

**57. BENCHMARK ASSOCIATES, INC. 4-E-09-UR**

South side of W. Governor John Sevier Hwy, north side of Tipton Station Rd., east side of Winkle Ln. Proposed use: 140 unit residential development in PR (Planned Residential) District. Comm District 9.

Allowing a sector plan amendment for this property would result in "spot rezoning" and violate the 20 year sector plan. Allowing these changes would result in a departure from the established long-term plan for South Knox County and the John Sevier "Scenic Highway" designation.

The local schools would find it difficult to handle the "expected students" generated from this development. You should certainly ask the principal of Bonny Kate if that is true. She has difficulty in placing the children who are currently enrolled.

The introduction of further commercial elements to service those living in the proposed 140 unit development would result in absolute deviation of our sector plan! The plan foresees a commercial sector on the terrain comprising of 1-2 acres, and possibly accommodating a bank and or a convenience store/gas station.

There would be a guaranteed increase in every type of statistical criminal activity in our area with this proposed 140 unit residential development.

This site which Victor Jernigan boasted would be a "first demonstration site for TDEC and Knox County to showcase the benefits of Low Impact Development" has suffered neglect, as the investors have tried to siege plans that would wager larger profit margins. The retention ponds and silt fences have been neglected since they were installed for the initial unopposed project in 2005. Now, 4 years later, our community has a suffered from Wells Creek by environmental standards.

Please operate within the guidelines of our Sector Plan. We do hope that Wells Creek Development & Benchmark Associates will continue their plans for innovative designs and concepts, but within the confines of our adopted Sector Plan. I urge you to vote "No" on item **#56. WELLS CREEK, LLC a & b and "No" on item #57. BENCHMARK ASSOCIATES, INC.**

MPC knows that the burden of proof that you must carry to allow a sector plan change to allow Medium Residential with a density that would earn the developer a commercial component would be incompatible in density, scale, and building appearance on our scenic highway. This abrupt change does not coincide with any changes of conditions warranting an amendment to the Land Use Plan as stated on your website:

"Usually, conditions that have changed sufficiently to warrant a rezoning contrary to the plan's recommendation should result in an amendment to the land use map. Administrative procedures are in place to allow the Planning Commission to recommend minor plan amendments accompanied by rezoning applications. The Planning Commission reserves the

authority to recommend land use plan changes based on substantially changed conditions.

Substantially changed conditions include:

- Introduction of significant new roads or utilities that were not anticipated in the plan and make development more feasible.
- An obvious and significant error or omission in the plan.
- Changes in government policy, such as a decision to concentrate development in certain areas.
- Trends in development, population, or traffic that warrant reconsideration of the original plan proposal.”

Furthermore, a vote to amend the sector plan, would be a clear violation of the long-term plan as stated in the South County Sector Plan, Special Opportunity Area~ Governor John Sevier Highway Scenic Corridor (this is from MPC website):



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een Asheville Highway and Alcoa Highway. Though most of this highway is rural and scenic, only the section from Chapman Highway to Alcoa Highway is a state designated scenic highway. Preservation of the scenic designated road section mandates that development along the edges of the corridor be severely limited to include increased building setbacks, reduced signage, and limitations of the intensity of development located along the road. The purpose of this proposal is to encourage greater protection of this scenic highway.

#### Objectives

**MPC May 14, 2009**

Protect and enhance the scenic character

**Agenda Item # 56**

**Short Term Actions** (5 Years)

- Develop a tree-planting program  
*Responsible Agencies: Knox County Commission and Knoxville City Council*
- Promote the Adopt-a-Road campaign  
*Responsible Agencies: TPO, MPC, Knox County Commission, Knoxville City Council, and TDOT*

**Long Term Action** (15 Years)

- Petition the state of Tennessee to further restrict development along the corridor by increasing the level of scenic protection to a federal level (from Scenic Highway to Scenic Byway).  
*Responsible Agencies: MPC, Knox County Commission, Knoxville City Council, State of Tennessee*

After reading comments about the lawsuit filed in Knox County Chancery Court against the Knox County Commission and the Metropolitan Planning Commission on behalf of several community residents who contest the rezoning at Midway Road, it seems that the crux of their argument was over not honoring the sector plan. The citizen's attorney said that the sector plan was a legally binding document mandated by the State of Tennessee that is designed to guide development of the area for fifteen years. The attorney, Buuk, stated, "This document was hammered out after hundreds of hours of meetings with many different groups, and it requires a substantial change in the property in order to amend the plan and rezone."

I personally plead with you to vote NO on the amendment to the South Knox County Sector Plan and vote NO to any change in zonings for the Wells Creek/Benchmark Development.

Most Sincerely,

Victoria DeFreese  
President of the South Doyle Area Homeowners Association  
2921 Tipton Station Road  
Knoxville, TN 37920  
(865) 577-7045

**From:** <PAStarr62@aol.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/6/2009 10:01:06 PM  
**Subject:** south sector plan

Mr.Donaldson, I live on W.Gov.John Sevier Hwy.one-half mile from the proposed Wells Creek project. I am opposed to any changes to the south sector plan and any changes from LDR To MDR.Please consider the wishes of the homeowners in this area when voting.

Patricia Starritt

\*\*\*\*\*

Remember Mom this Mother's Day! Find a florist near you now. (<http://yellowpages.aol.com/search?query=florist&ncid=emlcntusyelp00000006>)

**From:** <altuinman@comcast.net>  
**To:** mark donaldson <mark.donaldson@knoxmpc.org>  
**Date:** 5/6/2009 2:34:49 PM  
**Subject:** Wells Creek Re-zoning

Mr. Mark Donaldson  
Executive Director  
Knox City/County Metropolitan Planning Commission

Dear Mr. Donaldson,

Please circulate this message to all members of the Knoxville-Knox County MPC.

My name is Al Tuinman, and I am a property owner and resident in Wildwood Gardens, a development just north of John Sevier Highway. I am also a member of the South Doyle Area Homeowners Association (SDAHA).

Yesterday evening SDAHA voted unanimously to oppose the requested sector plan amendment and rezoning for the Wells Creek property (Item 56. on your agenda for May 14). I wholeheartedly and enthusiastically support that decision for the following reasons:

1. The existing South County Sector Plan designates this property (and indeed nearly all properties along this section of John Sevier Hwy.) as " Low Density Residential ".
2. That Sector Plan was borne of close co-operation between MPC and local homeowner's organizations, and was designed to allow appropriate development of the corridor while maintaining the aesthetics associated with the "Scenic Highway" designation of JS Hwy.
3. Construction of potentially more than 200 dwelling units on this property (as would be allowed by re-designation to Medium Density Residential ) will not be in keeping with those aesthetics.
4. This is the third attempt within eighteen months to bring about the higher dwelling density.

1. A rezoning request in late 2007 was defeated before Knox County Commission.
2. An attempt during 2008 to increase the density by incorporating "development rights" of adjacent properties not owned by the applicant was defeated.
- 5.

I see no substantive change in underlying facts which would justify raising the dwelling-unit density at this stage, especially when it has already been rejected on two previous occasions.

I therefore urge all MPC members to vote "NO" to the proposed sector plan alteration, and to the requested increase in dwelling-unit density.

Thank you.

Albert Tuinman, PhD



**From:** Ernie Jones <ez\_ernie@yahoo.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/5/2009 10:01:18 PM  
**Subject:** Fw: To:All County Commissioners

Elected Commissioners

We oppose the item 56 Well Creek LLC rezoning to changing the south county sector plan from low density residential to medium density residential please vote to leave this at the 5 du/ac.

Thanks

Ernie and Pat Jones

Members of South Doyle Area Home Owners Association

May 7<sup>th</sup>, 2009

**Dear Ladies and Gentlemen of the Metropolitan Planning Commission,**

**Please hear the concerns and wishes of the people. We love this area because of its beauty which even you have deemed so through your website, South County Sector Plan, Special Opportunity Area.....Governor John Sevier Highway Scenic Corridor.**

**I am in receipt of Victoria DeFreese's letter to you and, I also, implore you to consider a "NO" vote on the amendment to the South Knox County Sector Plan AND to any change in zonings for the Wells Creek/Benchmark Development. Through people like Victoria, we all become much more informed which makes us feel "the people" DO actually have a voice. You, above all, can understand this because of your convictions to serve the public.**

**Please stay strong in preserving the integrity and beauty of this wonderful area of Knoxville by voting NO!**

**Sincerely,**

*Debby Thurmond*

**Debby Thurmond  
Homeowner  
1538 Graybrook Lane  
Knoxville, Tennessee 37920  
(865)573-1966**

**From:** <lbme3555@comcast.net>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/7/2009 10:57:48 AM  
**Subject:** Wells Creek/All commissioners

I attended a South Doyle Homeowners meeting and the group opposed the Sector plan and density.  
Lucy Ellis

**From:** <Lezlie\_Raney@teamhealth.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/7/2009 9:44:49 AM  
**Subject:** Please Deny the Requested Zoning Change for the Wells Creek Development

All Commissioners: I would like to request you deny the requested zoning change for the Wells Creek development at Governor John Sevier Highway and Tipton Station Road. Per the South Sector Plan which is a standing, approved document, the community property owners would like the density to remain at 5 dwelling units per acre. Thank you.

Lezlie B. Raney  
2504 Boys Run Way  
Knoxville, TN 37920  
865-577-6281

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**From:** "Betty McCammon" <bbmccammon@comcast.net>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/7/2009 9:19:33 AM  
**Subject:** wells creek secton/info to all commissioners

Mr. Donaldson, We attended the South Doyle Area Homeowners Assoc meeting May 5 and the item 56 Wells Creek, LLC and item 57 Benchmark Associated, Inc.4-E-09-R scheduled on the May 14, 2009 Metropolitan Planning Commissions's agenda. This was a portion of the SDAHA business and the group voted "opposed to both sector plan amendment 5-B-09-SP and the density LDR to MDR. We appreciate your sharing our views with the other commissioners and thank you in advance. Our residence is 1220 Tipton Station Road and the property in question is located across Tipton Station and north east.

Ben and Betty McCammon

**From:** <PHazel2500@aol.com>  
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**Date:** 5/7/2009 3:46:18 PM  
**Subject:** South County Sector Plan Amendment 5-B-09-SP, Rezoning 5-E-09-RZ

Dear Metropolitan Planning Commissioners,

My mother and I have lived in Graybrook Park just off Gov. John Sevier Highway for three years. During that time, we have seen a noticeable increase in traffic on John Sevier Highway and anticipate even more traffic volume as the South Grove shopping center adds more stores and other businesses.

I urge you to vote NO to South County Sector Plan Amendment 5-B-09-SP and NO to any changes in zoning for the Wells Creek development. Please retain this sector designation as Low Density Residential in order to honor the established long-term plan for South Knox County and the John Sevier Highway designation as a scenic highway.

Thank you.

Patricia Hazelwood  
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