

▶ **FILE #:** 6-A-12-UR **AGENDA ITEM #:** 25
 POSTPONEMENT(S): 6/14/2012 **AGENDA DATE:** 7/12/2012

▶ **APPLICANT:** LKM PROPERTIES
 OWNER(S): LKM Properties

TAX ID NUMBER: 132 09902
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** East side of Ebenezer Rd., southeast side of Westland Dr.
 ▶ **APPX. SIZE OF TRACT:** 1.869 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Ebenezer Rd., a minor arterial street with a five lane section within a 100' required right-of-way and Westland Dr. a minor arterial street with a two to three lane section within an 88' required right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Ten Mile Creek

▶ **ZONING:** PC (Planned Commercial)
 ▶ **EXISTING LAND USE:** Landscape nursery
 ▶ **PROPOSED USE:** Convenience Store with gasoline fueling station

HISTORY OF ZONING: Property rezoned to PC (Planned Commercial) by Knox County Commission on December 18, 2006.
 SURROUNDING LAND USE AND ZONING: North: Vacant land / F (Floodway) & A (Agricultural)
 South: Landscape nursery / PC (Planned Commercial)
 East: Landscape nursery / PR (Planned Residential)
 West: Church / F-1 (Floodway) & A-1 (General Agricultural)
 NEIGHBORHOOD CONTEXT: The site is located along a section of Ebenezer Rd. that includes a mix of residential, institutional and mixed business uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for a convenience store with up to 16 gasoline fueling stations as shown on the development plan subject to 10 conditions**
1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Providing for two driveway connections from this site to the remaining property within this PC (Planned Commercial) zoning district. The two driveway connections include the shared access driveway onto Westland Dr. and a future driveway connection between the two parcels along this site's southern property line.
 4. The shared access driveway from this site onto Westland Dr. shall be the only driveway from the PC

(Planned Commercial) property onto Westland Dr.

5. Including notations on the final plat for the subdivision of the PC property that includes the access conditions identified in conditions 3 and 4 above.
6. The site lighting for this development shall be installed in compliance with the Town of Farragut's lighting standards for this type of facility.
7. The business ground sign be reduced to a maximum height of 25'.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
10. Implementation of the recommendations from the Traffic Impact Study prepared for this development by Wilbur Smith Associates.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant has submitted a request for approval of a Weigel's convenience store and gasoline fueling station at the southeast corner of the intersection of Ebenezer Rd. and Westland Dr. The proposed facility will include a total of 16 gasoline fueling stations. The proposed site of 1.869 acres is being subdivided from a 6.848 acre tract that was rezoned to PC (Planned Commercial) in 2006.

Access to the facility includes an access driveway onto Ebenezer Rd. near the southern end of the site and a shared access driveway onto Westland Dr. at the northeast corner of the property. The shared access driveway will also serve as the Westland Dr. access for the remaining portion of the PC property. The intersection of Ebenezer Rd. and Westland Dr. is currently scheduled for major improvements under Knox County's capital improvements program.

Since the proposed use will generate more than 750 vehicular trips per day, the applicant was required to have a traffic impact study prepared. A copy of the recommended improvements from the study is included in the agenda package.

The applicant is designing the site lighting to be in compliance with the Town of Farragut's lighting standards for this type of facility.

While there is a mix of uses in the area of the proposed convenience store and gasoline fueling station, the majority of the development along Ebenezer Rd. is residential. To reduce the visual impact of the proposed development on the area, Staff is recommending a condition that the business ground sign not exceed 25' in height.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed convenience store and fueling station will have minimal impact on local services since all utilities are available to serve this site.
2. The Traffic Impact Study recommendations and proposed intersection improvements by Knox County will address the traffic impacts from this proposed facility.
3. Lighting intensity and direction will be controlled in order to minimize the off site impact of the project.
4. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed convenience store and gasoline fueling station meets the standards for development within the PC zoning district and all other requirements of the Zoning Ordinance..
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it is located along two minor

arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies the property for commercial use. The proposed development is in compliance with that plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

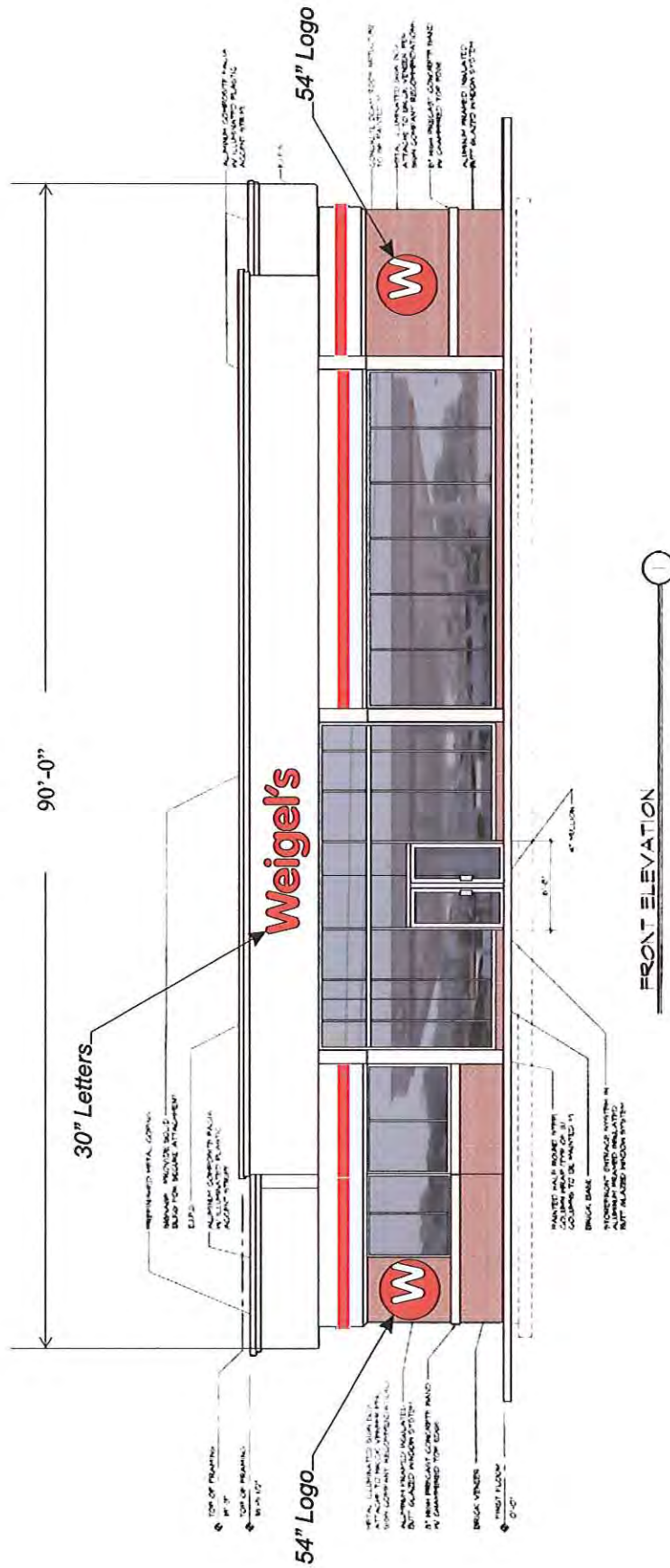
ESTIMATED TRAFFIC IMPACT 2604 (average daily vehicle trips)

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.

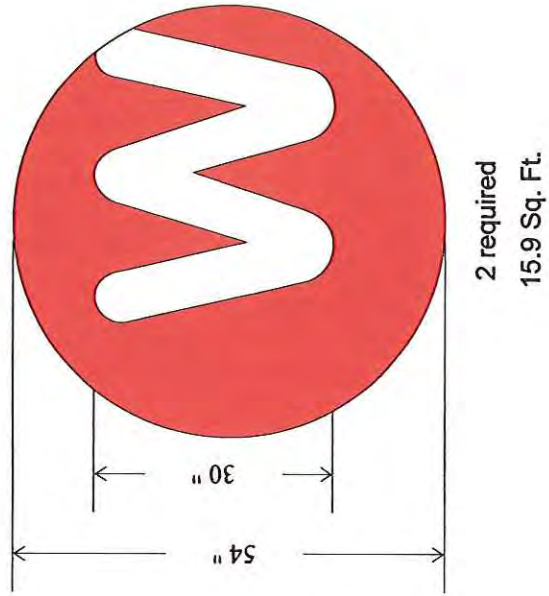
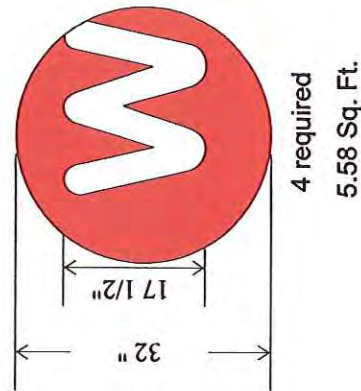
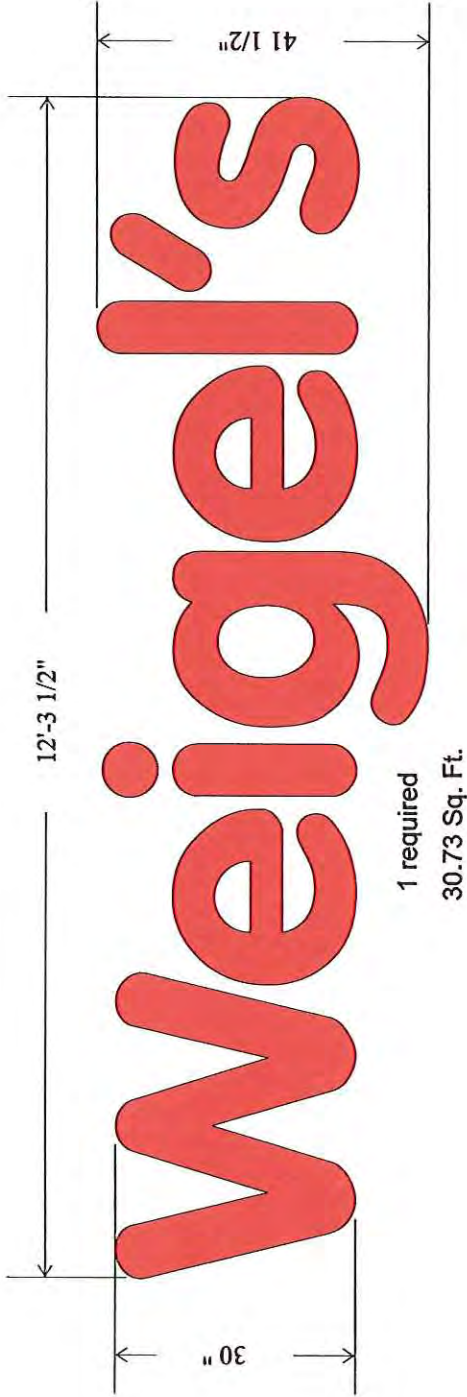
MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

6-A-12-UR



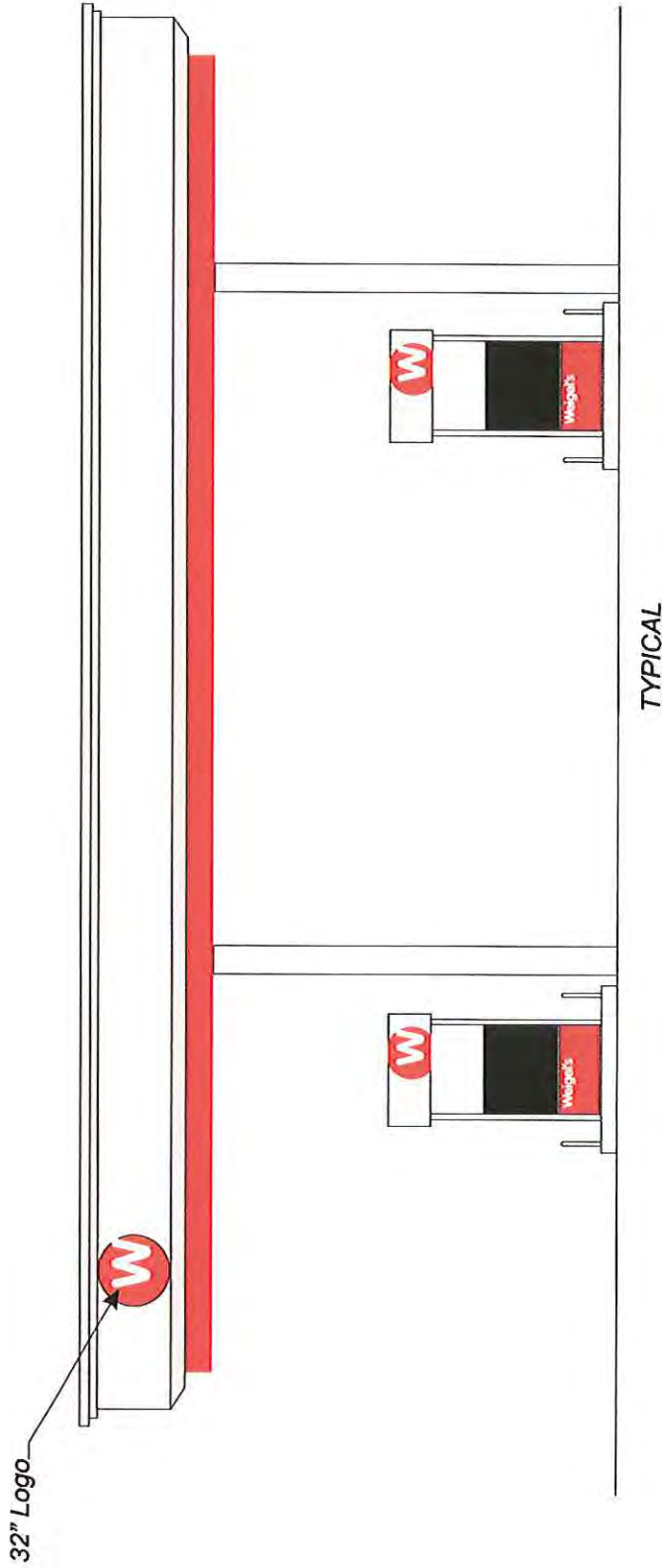
<i>Neon Service Co.</i>	
SCALE: 1" = 55.12'	APPROVED BY: DRAWN BY:
DATE: 4-17-12	S. M.
NAME: Weigel's (Ebenezer @ Westland)	
DRAWING NUMBER 4-17-123114	

This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is \$ _____



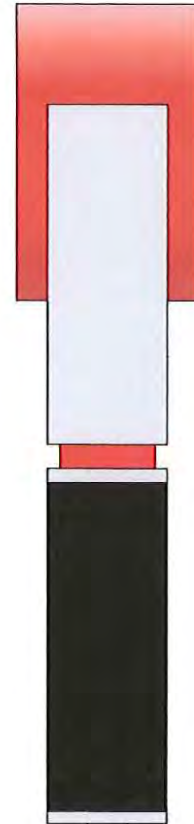
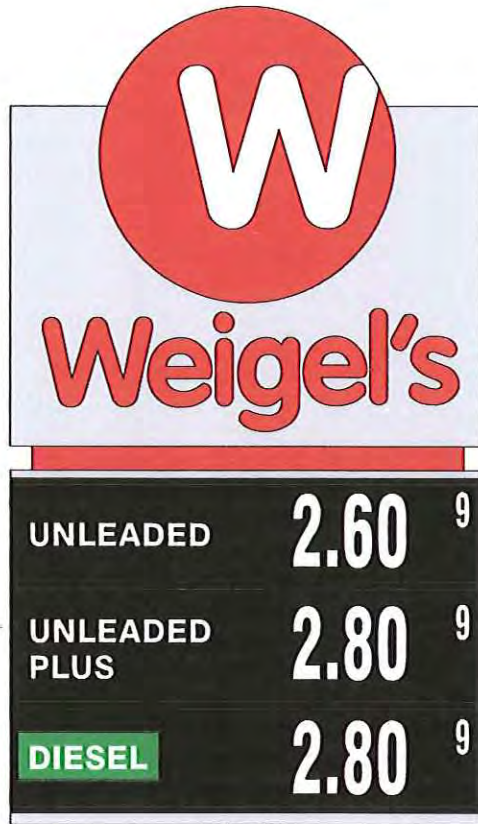
This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is \$ _____

<i>Neon Service Co.</i>	
SCALE: 1/2" = 1'	APPROVED BY: DRAWN BY:
DATE: 4-17-12	S. M.
NAME: Weigel's (Ebenezer @ Westland)	
DRAWING NUMBER 4-17-123114	



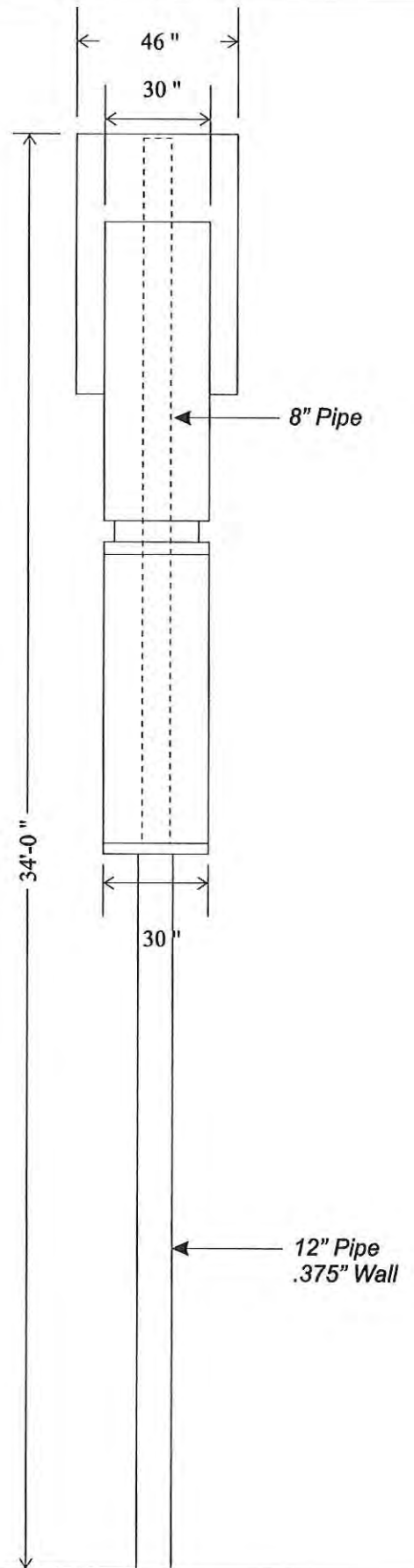
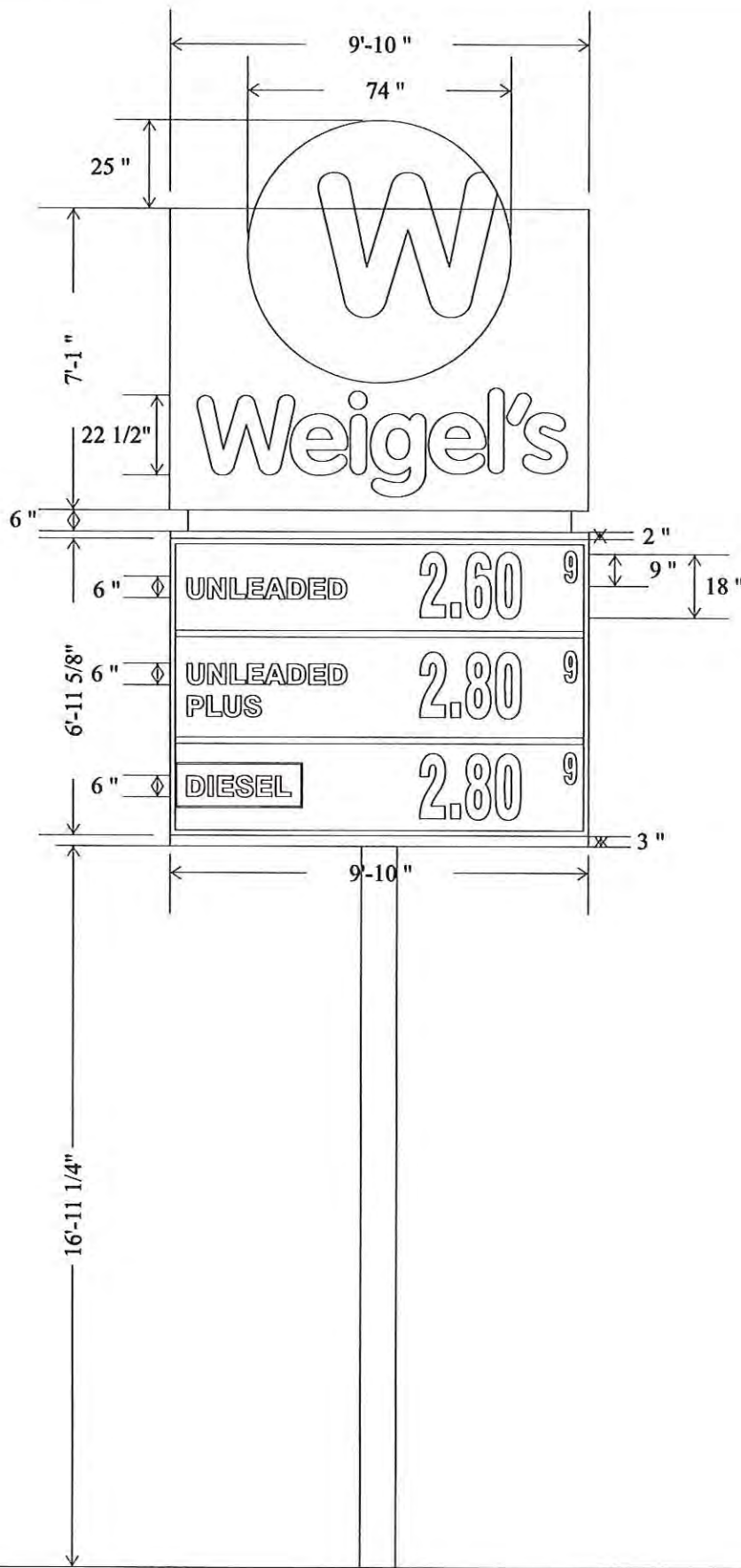
s design is the exclusive and confidential property
 Neon Service Company.
 ; not to be used, reproduced, copied or exhibited
 ny fashion without the written permission of
 on Service Company. All rights reserved. The value
 his design is \$ _____

<i>Neon Service Co.</i>	
SCALE: None	APPROVED BY: DRAWN BY:
DATE: 4-17-12	S. M.
NAME: Weigel's (Ebenezer @ Westland)	
DRAWING NUMBER 4-17-123114	



This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value

<i>Neon Service Co.</i>		
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 4-17-12		S. M.
NAME: Weigel's (Ehenezer @ Westland)		



This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value

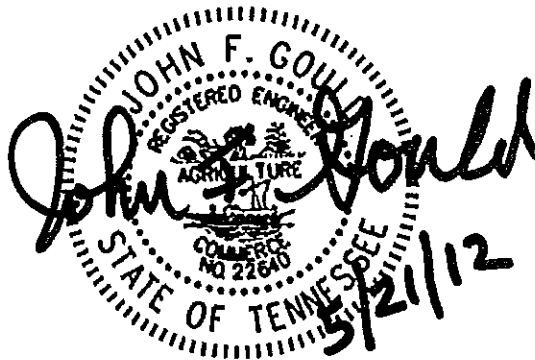
<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 4-17-12		S. M.
NAME: Weigel's (Rhenezer @ Westland)		

**EBENEZER-WESTLAND
WEIGEL'S CONVENIENCE STORE
KNOX COUNTY, TENNESSEE**

TRAFFIC IMPACT STUDY

Prepared for

Weigels Farm Stores Inc.
P.O. Box 650
Powell, Tennessee 37849



MAY 2012

Prepared by

WILBUR SMITH ASSOCIATES
Alexander Place
1100 Marion Street, Suite 200
Knoxville, Tennessee 37921

RECOMMENDATIONS

The analyses conducted identified the following recommendations:

- Minimize landscaping, using low growing vegetation, and signing at the proposed street access to insure that safe sight distance is maintained.
- Extend the planned northbound right-turn lane on Ebenezer Road for Westland Drive approximately 50 feet with a 100 foot taper to be also used by traffic entering the Weigel's convenience store.
- Maximize the distance of the Westland Drive driveway from the Ebenezer Road intersection.
- Provide separate left- and right turn lanes from the site access
- Post STOP signs (R1-1) for exiting traffic from the site driveways.
- Intersection design should conform to the recommended standards and practices of the Tennessee Department of Transportation, American Association of State Highway and Transportation Officials, the Institute of Transportation Engineers and the Knox County, Department of Engineering and Public works.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Westland at Ebenezer

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Jun 12, 2012 at 10:40 AM

----- Forwarded message -----

From: **David B. Harbin** <harbin@bhn-p.com>
Date: Mon, Jun 11, 2012 at 3:09 PM
Subject: Westland at Ebenezer
To: Tom Brechko <tom.brechko@knoxmpc.org>

Tom:

We need to have a monument sign on this site as well. I have attached the detail of the sign for your consideration. The location will be just west of our Westland Drive entrance on the private property.

David Harbin
Batson, Himes, Norvell & Poe
4334 Papermill Drive
Knoxville, TN 37909

[865-588-6472](tel:865-588-6472)



Monument Sign 5.pdf

42K



This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is \$ _____

NOTE: One (1) double face directional sign with flat acrylic faces painted on inside with acrylic paint. Internally illuminated with H.O. fluorescent lamps.

Neon Service Co.

SCALE: 3/4" = 1'	APPROVED BY: DRAWN BY:
DATE: 8-5-09	S. M.
NAME: Weigel's #65 Morristown	
DRAWING NUMBER 6-5-092449-5	

From: Margot Kline <margotkline@gmail.com>

Date: Wed, Jun 13, 2012 at 9:55 AM

Subject: Please vote no to 6-A-12-UR unless the plan is modified to fit the residential nature of the neighborhood where it will be built

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners,

Ebenezer is such an important area with so much heritage. No one is at all opposed to a Weigel's if it is done as a neighborhood/village market with monument signage, low-level lighting, and styling that fits in with the surrounding neighborhoods. Ebenezer actually needs some well-planned neighborhood-friendly commercial to recreate a village center--Ebenezer once had a post office and a train station, and it had a strong community identity that has almost been lost because of rapid suburban sprawl. A Weigel's similar to the one in Choto would be a good fit....However, a Weigel's with the signage and styling that is proposed would be out of character with the surrounding neighborhoods and would lead to lower property values by opening the door to more tall signs and highway-style development on the adjoining acreage.

This corner of Westland and Ebenezer is currently zoned Planned Commercial only because of a proposed development in 2006 that fell through. About 90% of the land within a 1/2 mile radius of this land is residential, agricultural, or historic properties. This is clearly an appropriate site for Neighborhood Commercial, and if the land here was being rezoned today, it would probably be Neighborhood Commercial, but that zone did not exist in Knox County in 2006.

Planned Commercial, still, is not the same as General Commercial or Highway Commercial. The plan for a Weigel's that is being proposed does not meet the requirements of a Planned Commercial Development... it is a use on review application for a single commercial store, with no protective covenants for future development on the rest of the Planned Commercial land next door and no site plan showing the projected lots or landscaping for the remaining acreage.

Shouldn't the applicant establish a set of protective covenants for the entire Planned Commercial acreage to meet the requirements of this zone? Or if that is not possible, if the applicant does not own the rest of the PC-zoned acreage, would it be reasonable for the MPC Commission to establish the protective covenants/Small Area Plan for this specific location, taking into account the wishes of the surrounding neighborhood and historic resources that are nearby?

5.33 PLANNED COMMERCIAL ZONE (PC)

"It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible" and

"the developer of a planned commercial complex shall provide the Planning Commission with a list of uses permitted in his development which shall be compatible with each other and neighboring uses as authorized under restrictive covenants."

Also stipulated in the Planned Commercial ordinance,

"A landscape plan for the entire development shall be prepared and presented to the Planning Commission for approval. This plan shall show the type and location of plantings, locate and show

the purpose of visual screens and establish a means to insure the accomplishment of the landscape plan."

Further:

"Protective covenants. All development plans shall include protective covenants for the planned commercial development. These covenants shall indicate the use and design of structures in the planned complex as well as establishing measures to protect occupants of the development from incompatible uses and structures.

"The development plan shall show all streets and suggested lots."

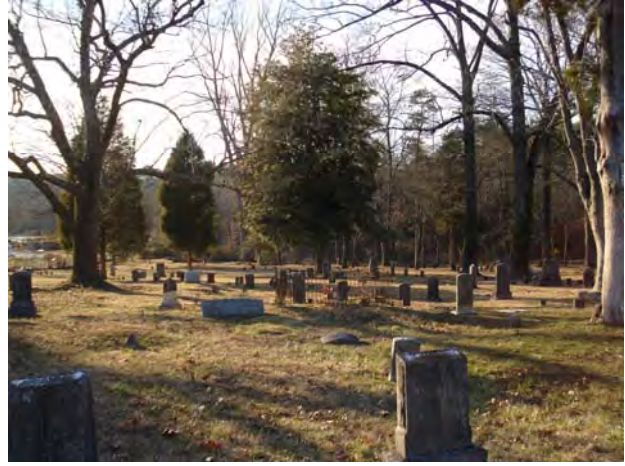
"The building permit shall be revoked if construction of any part, or phase, of the development is not in compliance with the approved plans."

There are many emails in the agenda package indicating that residents of adjacent properties would like to see a store that looks similar to the one in Choto, although with less brightly lighted red striping on the canopy and the main building. This is not meant to be an unreasonable demand. It is simply the request of the neighbors that will pass by the store every day and shop there.

I am attaching pages from the MPC Southwest Sector Plan that verify some of Ebenezer's history and properties in the Ebenezer area that are officially considered "historic resources." Also, I am attaching a history of the area that I compiled in Nov. 2009. I approached my County Commissioner (at that time, Finbarr Saunders), showed him the history, and expressed concerns about future development. He suggested then that the area would be appropriate for a Small Area Plan.

Below are several photographs of the original Cedar Springs Church graveyard, which is adjacent to the plant nursery where the Weigel's would go in. This graveyard is only about 600 feet from where the Weigel's entrance will be on Westland.

This graveyard, as well as the two historic homes immediately to the east of it (Maple Grove Inn and the manor house at Plantation Springs), are places I believe might qualify to be nominated to the National Historic Register. This cemetery dates back to 1796--one of the oldest in the county. It is quite large and there are many founding families buried here, including Rudders, Bonds, Craigs, Walkers, Swanns, McNutts, and other people who were some of Knox county's first settlers. If the MPC Commission could look at this area as a whole it would really help understand why people who live here are so passionate about holding on to the community history.



Maple Grove Inn



These photos all show scenes from the Ebenezer/Bluegrass area. These structures still remain today:

Statesview House (home of Charles McClung, Knoxville's first city planner, surveyor of Kingston Pike, and son-in-law of James White):



Ebenezer Mill (probably the oldest grist mill still standing in Knox County):
http://en.wikipedia.org/wiki/Ebenezer_Mill



Baker-Peters House before a gas station was built in the front yard:
http://en.wikipedia.org/wiki/Baker_Peters_House



1922/23 Blue Grass School:



Blue Grass School today



Wanting to maintain the character of the community is not just about being nostalgic. I believe that keeping sight of an area's traditions and history adds to home values and encourages historic tourism--a \$13 billion-a-year industry in Tennessee.

As somebody who grew up in Knoxville from age 5 on but has traveled around the country quite a bit, it also seems to me that many communities attract new businesses and skilled workers because of village-like residential areas with beautiful streets, sidewalks, and friendly neighborhood shops.

Enhancing quality of life through better-looking commercial development in residential areas surely would have an added long-term effect of making Knox County more attractive to potential employers. There is just such a tremendous opportunity for Weigel's to add value to this area and to influence the entire course of future development along Ebenezer.

Thank you,
Margot Kline
8845 Ebenezer Oaks Lane



Community Facilities and Utilities

Map 8: Existing Community Facilities

Schools

Fifteen public schools serve Southwest Knox County and seven are within the sector boundaries. The elementary schools have classrooms for kindergarten through fifth grade. Primary schools have classrooms for kindergarten through second grade, while intermediate schools serve third through fifth grade. Middle schools serve sixth through eighth grades and high schools serve ninth through twelfth grade. The Southwest County Sector accounted for half of all school age population increase during the 1990s, resulting in overcrowding, especially at Farragut High School. A June 2004 report prepared for the County Mayor's Task Force on School Overcrowding documents that Farragut High School housed 239 students over its facility limit. Bearden High School and West High School were slightly under the maximum capacity limits. A new high school is to be built in Hardin Valley and will reduce capacity problems in west Knox County.

Additional information can be found in the report, which is available on MPC's website: [Impacts of Land Development and Population Growth on West Knox](#)

Table 6: Public School Enrollment

ELEMENTARY, PRIMARY AND INTERMEDIATE SCHOOLS	Enrollment
Blue-Grass-Elementary	770
Gedar Bluff Primary*	537
Gedar Bluff Intermediate *	524
Farragut Primary	892
Farragut Intermediate	944



Farragut Branch Library, between the primary school and Campbell Station Park, opened in 1997.



During the Civil War, the Campbell-Russell House served as a Union hospital.



The Baker-Peters House at 9000 Kingston Pike is associated with early settlement in the Ebenezer area.

Historic Resources

Scattered among the hundreds of new homes are vestiges of the area's agricultural and mining history. These include the large farmhouses located near early roads and the village of Concord, once the center of the marble industry along this part of the river. Many of these resources have been protected with historic zoning overlays.

After Tennessee became a state, the first settlers began to come into the western reaches of the county. They established small settlements near forts known as stations, where they could gather during times of conflict. Tensions ran high between the Cherokees and settlers as hunting grounds were encroached upon. Many of the former stations grew into communities that centered along Kingston Pike including: Campbell's Station, Ebenezer and Lovell (originally Loveville).

Kingston Pike was the major transportation link for east/west travel through Knox County. Several prominent homes were built in the Ebenezer area, many along this route. Only a few remain today and are listed or eligible for the National Register of Historic Places. The John Campbell-Matt Russell House at 11200 Kingston Pike is a two-story brick home in the Federal style. John Campbell, the founder of Campbell's Station, built the home circa 1820.

The Kennedy-Baker-Walker-Sherrill House at 9320 Kingston Pike sits on a large parcel of land with several accessory buildings remaining on the property. It was built around 1840 in the Federal design. A few other historic properties that were associated with the early settlement of the Ebenezer area are known today as Glenmary, Statesview and Ebenezer Mill. Glenmary, also referred to as Maple Grove Inn at 8800 Westland Drive, was constructed around 1825 and mixes Federal and Georgian style architecture. Statesview at 600 South Peters Road is a two story brick house built in the early 1800s. It was the home of Charles McClung, an early Knoxville settler who surveyed the original townsite. The nearby Ebenezer Mill was built circa 1870, replacing a much earlier mill associated with Statesview.

The early development of the Lyons Bend area included many large lots with estate properties sloping down to the Tennessee River. Some of these large affluent parcels remain while others have been subdivided over the past two centuries. Many of the homes there reflect Tudor Revival design. The Bean House on Lyons Bend Road which includes a barn and springhouse illustrates river settlement pattern.

This property is directly adjacent to the parcel of land that is being subdivided so that Weigel's will put a store on the corner of Westland and Ebenezer. The land where Weigel's is planned is zoned Planned Commercial, not General Commercial... Neighborhoods request that planning should take into account the historic importance and residential character of the surrounding area,



Today Glenmary serves as a popular place for weddings and other gatherings.



The flow of water from Ten-Miile Creek provided the power to run Ebenezer Mill.



The one-and-a-half story Scarborough House at 10813 Westland Drive was built in 1901.

The early river development pattern of large rural lots is still present today in much of the southern portion of Southwest County, especially within the peninsulas accessed via Toole's Bend Road and Keller Bend Road. There are several old homes within these areas that reflect the early settlement pattern, but extensive information about the houses is not available. The Eastern State Psychiatric Hospital at 2614 Toole's Bend Road includes many structures built between 1880 and 1930. The buildings and grounds were later used as a poultry farm.

Additional historic homes located within Southwest County include the Maxwell House, the Scarborough House and the Boyd-Harvey House. These houses are all located near Northshore Drive. Robert Maxwell, a local farmer, completed the Maxwell House at 8671 Northshore Drive in 1886. The house was built around an older post and beam house probably dating back to the 1820s. Thomas Boyd, one of the creators of the East Tennessee Georgia railroad, constructed a home in 1837 in the Federal style. The house was later sold to the Harvey family. It is located at 1321 Harvey Road. The Boyd-Harvey House was recently bought out of a family estate. The new owners have restored the house.

The historic village of Concord was built between the 1850s and 1930s. The combination of river transportation with the railroad made Concord a regional transportation center. In the 1880s, Concord became the center of a large marble business. None of the buildings associated with the marble industry in Concord remain today, since they were flooded by TVA in the 1940s. Some of the commercial buildings and many of the original homes remain and still retain their historical features. The village of Concord is listed on the Knox County historic register, and in 2001 the Knox County Historic Zoning Commission adopted design guidelines for rehabilitation and new construction in the village.



[Southwest County Home](#)



A brief history of Knox County and the significance of the Ebenezer/Bluegrass community

Founded as White's Fort in 1786, Knoxville served as the capital of the Territory South of the River Ohio (or Southwest Territory) and early capital of Tennessee, and it eventually grew to become the state's third largest city and a major commercial, industrial, and educational center.

James White settled in rural east Knox County on the French Broad River in **1785**, but constructed a cabin in what is now downtown Knoxville in **1786**. General White asked Charles McClung, a Scottish immigrant who had traveled from the Philadelphia area to Tennessee, to survey the land around his cabin and lay out 16 blocks with four lots on each block—the first city plan of Knoxville. After setting aside lots for White's residence, a tavern/inn, a cemetery, and other functions deemed necessary, 4 lots were designated for Blount College, which later became the University of Tennessee. The balance of the lots were sold by lottery on October 3, **1791**.

In **1791** William Blount, governor of the Southwest Territory, chose White's Fort as the capital of the territory and renamed it Knoxville in honor of Secretary of War Henry Knox. McClung, who by this time had married James White's daughter, was commissioned by Knoxville's first county court to locate a public highway that would connect the center of Knoxville to Campbell's Station, a settlement at the westernmost end of the county.

McClung followed an existing Indian trail to set the course for the first several miles of what would become known as Kingston Pike. At Ebenezer, however, the Indian trail took a sharp turn to the south at Sinking Creek and cut through the Bluegrass Community and toward the river. McClung was forced to divert from the Indian

trail and cut a new path through forests between Ebenezer and Campbell Station.

In terms of growth, development of the county was due both to expansion of the early settlement and the development of roads, which linked James White's Fort not only to Campbell Station but also to other parts of the state. The original 16 square blocks was expanded to accommodate growth in the population.

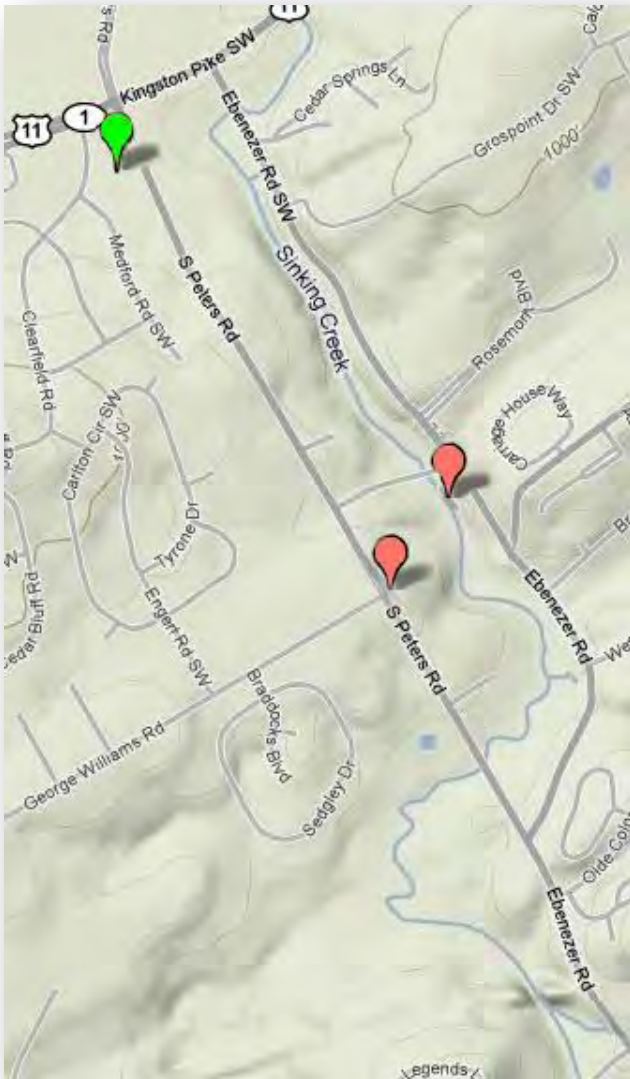
Some of the first settlers began to move out to the western reaches of the county, and tensions ran high with the Cherokees as their hunting grounds were encroached upon. Nevertheless, pioneer communities began to grow along Kingston Pike, and on the north shore of the river. These communities included Ebenezer and Lovell (originally Loveville) as well as Toole's Bend, Keller Bend, and Lowe's Ferry. In **1806**, McClung chose Ebenezer as the place to build his home on several acres atop the ridge where George Williams Road now intersects with South Peters Road.

As originally laid out by McClung, Kingston Pike was a dirt road about 30 feet wide, cut most of the way through untouched forest. At that time Knox county contained only about 2,000 inhabitants, and this undertaking was described as "one of no small magnitude." Many years later the road was widened to 50 feet, and every land owner along the way gave the county the land necessary to widen the road.



This photo of Kingston Pike, circa 1890, shows that part of it was still a rutted dirt road.

Settlers typically traveled down from southwest Virginia through Rogersville, Tennessee on the Knoxville Road before arriving at Knoxville. By **1795**, Kingston Pike successfully extended Knoxville Road from James White's Fort to Campbell's Station. Beyond the western end of the county, this route became known as the Nashville Road.



By **1807**, the Knoxville Gazette reported that 200 settlers a day were passing through the city on their way further west. Further north in Knox County, Adair's Fort, built by John Adair in Fountain City, protected settlers traveling westward on the Emory Road.

Despite ceasing to be Tennessee's state capital in **1816**, Knoxville continued to grow slowly through the ante-bellum period. And due to the mountainous terrain, slavery never took root as deeply in East Tennessee as it did in Middle Tennessee and West Tennessee. Still, the valleys of Ebenezer and Bluegrass and other fertile areas west of Knoxville accessed by Kingston Pike did have plantations, a few of whose houses still remain.



Charles McClung's home still exists and is located at the intersection of S. Peter's Road and George Williams Road. Called Statesview, this house is on the National Register of Historic Places but is unmarked. It is now a private residence.

The Kingston Turnpike company was chartered by a special act of the legislature of the state passed May 24, 1866, and the company was organized September 17, succeeding a board of commissioners appointed for the purpose by the legislature. As fast as the company could raise funds it macadamized the road, and soon after five miles had been improved, a toll gate was established and tolls collected which were applied to the further macadamizing and improving of the road. Knox County was a stockholder in the company, and in 1892 became by purchase of the remainder of the stock the sole owner of the pike. Soon afterward an order was issued to continue paving the road to the county line, with the work to be done by the convicts of the county. The [macadamizing of the] pike was completed to Campbell's Station by November 1, **1893**.¹

¹ Rule, William S. *Standard History of Knoxville, Tennessee, with Full Outline of the Natural Advantages,*

Travel by road was the primary means of getting to and from Knoxville. Because of the steep bluffs along the Tennessee River closer to town, crossing the river was not as easy there as it was further downstream. For that reason, the city remained comparatively isolated until the railroads began operating in the mid 1800s. For many years, Lowe's Ferry, just west of Keller Bend in the Ebenezer/Bluegrass area, was one of the only ways to cross the Tennessee River between Blount County and Knox County.

Due to Knoxville's central location in the southeast, however, as soon as the railroad came through, the city experienced explosive growth. The 1880s were the greatest growth period in the city's history, and there was a flurry of commercial and residential development in central, West, and East Knoxville in the late 19th Century. As streetcars began operation, residential expansion moved quickly. Automobiles then allowed further urban sprawl to develop.

On February 1, 1899, the different turnpike roads leading westward out of Knoxville were of the following lengths²:

- Kingston Pike is macadamized to a distance of 16 miles, and is graded about 1 1/2 miles further.
- Middlebrook Pike is macadamized to a distance of 8 miles.
- **Lowe's Ferry Pike** branches off from the Kingston pike 4 miles out from Knoxville and extends for 4 miles. (the first 4 miles of **Lowe's Ferry Pike** referred to here was renamed **Lyon's View Pike**, and what is now called **Northshore Drive** was still known as Lowe's Ferry Pike until the mid 1900s.)

Structures now listed on the National Register of Historic Places largely reflect the expansion that occurred during the 1800s, as those who could afford it built grand country homes along Kingston Pike and Lowe's Ferry Pike.

Early Settlement, Territorial Government, Indian Troubles and General and Particular History of the City Down to the Present Time. Chicago: The Lewis Publishing Company, 1900.

As Kingston Pike developed, Crescent Bend, Bleak House, and other estates were constructed within 2 or 3 miles of town.



Admiral Farragut Park between Admiral's Landing Subdivision and Carl Cowan Park on Northshore is part of the 640-acre farm where Admiral Farragut was born.



Charles McClung was given a permit to run Ebenezer's Mill, on S. Ebenezer Road, in 1797. The original structure owned by town planner McClung burned, and this mill was rebuilt around 1870 at the same site. It is on the National Register of Historic Places and is one of the very few places in the county to have H-1 zoning.



Baker-Peters House was built c. 1849 by Dr. Harvey Baker. Although Knoxville was predominantly Union, the western sections of the county, where landowners owned large plantations and had slaves, sided with the Confederacy. Dr. Baker turned his home into a Civil War hospital, where he treated wounded Confederate soldiers. When discovered by Union troops, they entered the house and fired through a door, killing Dr. Baker.

During the past 10 years, historic structures within the 3 or 4 mile radius of downtown have been protected, although many further west continue to be destroyed as commercial development has taken over the vast areas of farmland between Bearden and Campbell Station.

Three landmark structures in the Bluegrass/ Ebenezer are on the National Registry of Historic Places, but many others that probably qualify are not. Baker Peters House isn't, although the county's historic preservation groups recognize its importance. Also, **Blue Grass School**, which was deeded to the county in 1922 and may be the oldest continuously operating school building in Knox County (double-check), is not on the register.



Glenmary House (Maple Grove Inn) Top photo is the front; bottom photo is the back.



Blue Grass School, 1922 and today



Two of the buildings in the Ebenezer area today that need to be recognized for their historic value and protected include **Glenmary House**, on Westland just east of Ebenezer, and **Kennedy-Baker-Walker-Sherrill House**, which is about 1/2 mile west of Baker-Peters on a large parcel of land with several accessory buildings remaining on the property. Glenmary, which was built in 1825, mixes Federal and Georgian style architecture. It is well preserved and is a popular site for weddings.

Kennedy...Sherrill was built around 1840 in the Federal design. Its fate is still undecided as a large commercial development is taking place on its grounds. It has been neglected in the past few years and is overgrown, but Knoxville Heritage is working to insure that it is restored. These historic properties are important examples of the early settlement of the Ebenezer area.



Kennedy-Baker-Walker-Sherrill house is shown here in the bottom right corner of a 100-acre tract of land across from Krogers on Kingston Pike. The land has been sold and developers—a group from Atlanta—have agreed to restore the house. Since the development has stalled it is not certain what will happen, though.



Also in the area and not yet on the Register are an old **brick silo on Northshore** at the intersection of Keller Bend, and the site of **Lowe's Ferry**, the birthplace of Admiral David Farragut.

In addition, **Maxwell Cemetery** is not on the register. It was almost certainly part of the **William Maxwell House** property, which is located about 2,000 feet away from the cemetery at 8671 Northshore (the house is on the register but is not marked). Robert Maxwell, a local farmer, completed the Maxwell House at 8671 Northshore Drive in 1886. The house was built around an older post and beam house probably dating back to the 1820s.

There is some current controversy surrounding the Maxwell Cemetery. **Whittington Creek** subdivision was built around it, and one of the Maxwell descendents claims that during the division of lots and site preparation that some of the slaves' graves were illegally plowed over. He also states that the graves that have not been destroyed have been desecrated.

It's unlikely that the residents of Whittington Creek have any idea that they live beside a 200-year-old cemetery that contains the graves of some of Knoxville's earliest settlers. (William Maxwell is believed to be buried there. He at one time owned several hundred acres of land on Lowe's Ferry Pike, including the land where Cherokee Country Club now stands. *[need to check county death records to find out more about exactly who is buried there and find out more specifics about what land Maxwell owned.]*

Maxwell's descendent has made complaints to Knox County Mayor Ragsdale, Knox County Head of Neighborhoods and Zoning Enforcement Grant Rosenberg, and Congressman John Duncan as recently as August 2009.



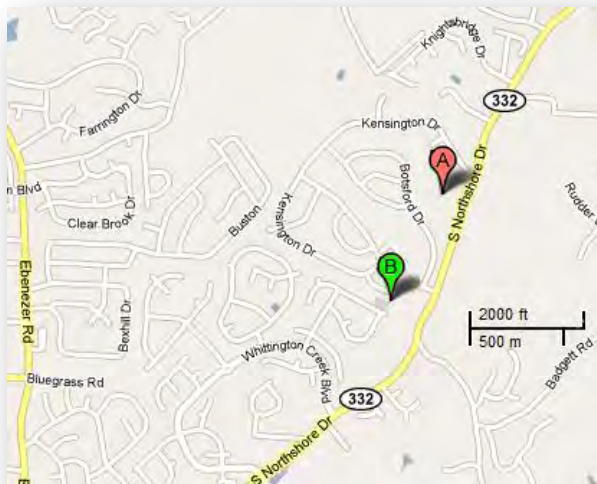
The house in the middle of the woods in this photo is Maxwell-Kirby House. Whittington Creek is to the right, and Kensington is to the left. Northshore Drive is at the top of the photograph.

Knox County's Southwest County Sector plan indicates that in addition to the properties indicated here, "the early river development pattern of large rural lots is still present today in much of the southern portion of Southwest County, especially

within the peninsulas accessed via Toole's Bend Road and Keller Bend Road. There are several old homes within these areas that reflect the early settlement pattern, but extensive information about the houses is not available. The Eastern State Psychiatric Hospital at 2614 Toole's Bend Road includes many structures built between 1880 and 1930. The buildings and grounds were later used as a poultry farm. "

It also states that The village of Concord, which was not developed as early as Ebenezer and Bluegrass, lost many of its historically important buildings prior to being listed on the Knox County historic register, so in 2001 the Knox County Historic Zoning Commission adopted design guidelines for rehabilitation and new construction in the village.






I would like to see similar recognition of the significance of Ebenezer/Bluegrass, with more structures listed on the Federal Register and a historic overlay zone designation by the Knox County MPC.

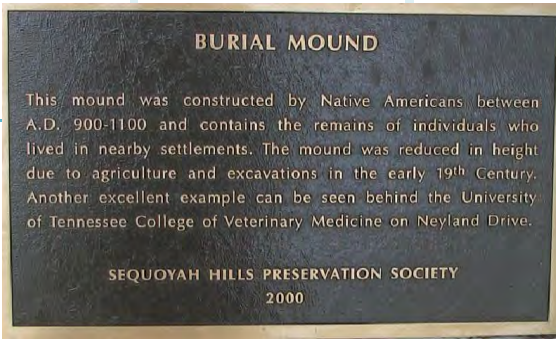


This map shows the proximity of Maxwell-Kirby House to the Maxwell Cemetery.

These are the Knoxville landmarks that are linked in history to the sites in Ebenezer, as well as three properties in the Ebenezer/Bluegrass area that are already on the Register. Others that are of historic importance and eligible for nomination are listed at the end.

Landmark name	Image	Date listed	Location	Area of County	Summary
William Blount Mansion		October 15, 1966	200 W. Hill Ave. 35°57'40"N 83°54'55"W 35.96111°N 83.91528°W	<u>Downtown</u>	c. 1792 Blount mansion served as the de facto capitol of the Southwest Territory, and in 1796 it was where much of the Tennessee Constitution was drafted.
Boyd-Harvey House		November 7, 1985	Harvey Rd. 35°50'4"N 84°10'48"W 35.83444°N 84.18°W	<u>Farragut</u>	c.1836. Farragut, which incorporated in 1980, has its own zoning and sign ordinances and aggressively protects historic structures.
Concord Village Historic District		October 22, 1987	Roughly bounded by Lakeridge and 3rd Drs., Spring St., and the Masonic Hall and Cemetery 35°51'58"N 84°8'17"W 35.86611°N 84.13806°W	<u>Concord</u> /Farragut	c. 1854 Before that time, the area was sparsely settled. Combining the existing river transportation with the railroad made Concord the nucleus of several communities on the north side of the river, including Campbell's Station, Lovell, and Ebenezer
Cowan, McClung and Company Building		July 12, 1984	500-504 Gay St. 35°57'55"N 83°55'5"W 35.96528°N 83.91806°W	<u>Downtown</u>	I believe this McClung was the grandson of Charles McClung.
Ebenezer Mill		June 25, 1987	409 Ebenezer Rd. 35°53'43"N 84°4'12"W 35.89528°N 84.07°W	<u>Ebenezer</u>	c. 1870 It replaced a mill that stood on the same site and was part of McClung's Statesview property.
Maxwell-Kirby House		November 30, 1999	8671 Northshore Dr. 35°53'6"N 84°2'25"W 35.885°N 84.04028°W	<u>Ebenezer/Bluegrass</u>	c. 1886

Riverdale School		March 14, 1997	7009 Thorngrove Pike 35°57'57"N 83°45'11"W 35.96583°N 83.75306°W	Strawberry Plains	c. 1938. Related only because it is not as old as Blue Grass School yet is on the Historic Register.
Avery Russell House		June 5, 1975	11409 Kingston Pike 35°52'51"N 84°9'41"W 35.88083°N 84.16139°W	Farragut	c. 1835
Statesview		April 24, 1973	About 10 miles southwest of Knoxville off U.S. Route 70 35°53'53"N 84°4'22"W 35.89806°N 84.07278°W	Ebenezer/Blue grass	c. 1805 Colonel Charles McClung hired Thomas Hope to design his home. It was damaged by fire in 1823 and restored, then sold to Frederick S. Heiskell in 1835, after Colonel McClung's death. Mr. Heiskell was a Knoxville newspaper publisher. The house remains a private residence.
Tyson Junior High School		July 1, 1998	2607 Kingston Pike 35°57'8"N 83°56'45"W 35.95222°N 83.94583°W	Between Sequoyah and Fort Sanders	c. 1936 70,000 square foot renovation converted the structure in to an upscale professional office building for multiple tenants and received the 1998 Brick Masonry Silver Award for the restoration category, which is presented by the American Institute of Architects.
U. T. Agriculture Farm Mound		March 30, 1978	Address Restricted	Sequoyah	c. 900 – 1100 Photo shown here is of the Cherokee burial mound on Cherokee Blvd. The one on the registry is behind the Veterinary School on the UT campus.



Knoxville has established several Historic Districts with zoning overlays to protect them.... why not Ebenezer/Bluegrass?

HISTORIC DISTRICTS:

Adair Gardens Historic District (Knoxville):

Roughly bounded by Adair, Rose and Coile Drives.

Concord Village Historic District (Concord, TN):

Roughly bounded by Lakeridge & Third Drives., Spring St., & the Masonic Hall & Cemetery

Emory Place Historic District (Knoxville):

Roughly bounded by Broadway, N. Central, Emory, 5th, E. 4th and King Streets.

Forest Hills Boulevard Historic District (Knoxville):

500--709 Forest Hills Blvd

Fort Sanders Historic District (Knoxville)

Roughly bounded by White and Grand Avenues., 11th and 19th Streets.

Fourth and Gill Historic District (Knoxville):

Roughly bounded by I-40, Broadway, Central and 5th Ave.

Gay Street Commercial Historic District (Knoxville):

Roughly along Gay St. from Summit Hill Dr. to Church Ave.

Island Home Park Historic District (Knoxville):

Bounded by Island Home Blvd., Fisher and Spence Pls. and Maplewood

Kingston Pike Historic District (Knoxville):

Roughly 2728-3151, 3201, 3219, 3401, 3425, and 3643 Kingston Pike

Market Square Commercial Historic District (Knoxville)

Market Sq. Mall

Mechanicsville Historic District (Knoxville)

Off TN 62

Old North Knoxville Historic District (Knoxville)

Roughly bounded by E. Woodland, Bluff, Armstrong, E. Baxter and Central Aves.

Park City Historic District (Knoxville)

Roughly bounded by Washington Ave., Cherry St., Woodbine Ave., Beaman St., Magnolia Ave. and Winona St.

Riverdale Historic District (Knoxville)

6145 and 6603 Thorngrove Pike and 6802 Hodges Ferry Rd.

South Market Historic District (Knoxville)

707, 709 and 713 Market St. and 404 and 406 Church Ave.

Southern Terminal and Warehouse Historic District (Knoxville)

Roughly bounded by Depot Ave., N. Central Ave. and Sullivan St. and S. Central Ave., Vine Ave., and N. and S. Gay St.

Jackson Avenue Warehouse District (Knoxville):

Jackson Ave.

These are the historic sites and buildings that need to be researched and nominated for placement on the National Registry:

1. Northshore Silo c. ???
2. Lowe's Ferry Landing c. pre-1800
3. Glenmary House (Maple Grove Inn) c. 1825
4. Blue Grass School c. 1922
5. Baker-Peters House c. 1849
6. Kennedy-Baker-Walker Sherrill House c. 1940
7. Maxwell Cemetery c. 1820 and possibly earlier
8. A number of buildings believed to remain on Toole's Bend and Keller Bend

References

- Brewer, Becky French, and McDaniel, Douglas Stuart. *Park City, Tennessee: Images of America*, Arcadia Publishing (2005).
- Deaderick, Lucile, editor. *A History of Knoxville, Tennessee*. The Knoxville History Committee - East Tennessee Historical Society, Page 563 & 564.
- McKelway, Henry S. (2000). *Slaves and Master in the Upland South: Data Recovery at the Mabry Site (40KN86), Knox County, Tennessee*. Tennessee Department of Transportation , Environmental Planning and Permits Division, Publications in Archaeology, No. 6.
- McKenzie, Robert Tracy. *Lincolntonites and Rebels: A Divided Town in the American Civil War*. Oxford University Press, USA (2006).
- Rothrock, Mary U. *The French Broad-Holston country: A history of Knox County, Tennessee: A contribution to the sesquicentennial celebration of Tennessee statehood*. The Society (1946).
- Rule, William S. *Standard History of Knoxville, Tennessee, with Full Outline of the Natural Advantages, Early Settlement, Territorial Government, Indian Troubles and General and Particular History of the City Down to the Present Time*. Chicago: The Lewis Publishing Company, 1900.
- Michael J. McDonald and William Bruce Wheeler, *Knoxville, Tennessee: Continuity and Change in an Appalachian City* (1983).



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Comments on Weigels application - 6-A-12-UR

1 message

Kevin P. Murphy <murphysprings@gmail.com>

Mon, Jun 11, 2012 at 7:32 AM

To: Robert Anders <anders@holstongases.com>, Ursula Bailey <ubailey65@gmail.com>, Bart Carey <bartcarey@comcast.net>, Art Clancy <artclancy3@gmail.com>, Laura Cole <cole5137@bellsouth.net>, George Ewart <gewart@georgeewart.com>, Stan Johnson <s.johnson692@gmail.com>, Michael Kane <makane1@bellsouth.net>, Nate Kelly <Nathan.J.Kelly@gmail.com>, Rebecca Longmire <rebeccalongmire@hotmail.com>, Brian Pierce <brianpierce@mbiarch.com>, Jerry Roth <jwroth@qmwkx.com>, Wes Stowers <wstowers@stowerscat.com>

Cc: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Dear Commissioners,

I would ask you to postpone item 6-A-12-UR until revised plans can be submitted for full consideration that address two of the staff recommendations:

1. Lowered sign height
2. Lighting plan in compliance with the town's lighting standards.

I believe the Planning Commission should have this information available before approving the Use on Review for this parcel.

Regarding the signage - I support the idea of this store looking more like the Choto location. I live across from a Weigels that is designed similarly to the one proposed for this location, and I can attest that the extreme amount of lighting and large signs detract from the rural and agricultural area of my neighborhood. They will also detract from the residential character of this proposed location.

I have been to a number of cities and towns that utilize monument ground signs instead of 35 foot high signs for service stations. The service stations in those towns are heavily visited and do not go out of business. They suffer no detriment by having a pleasant monument sign instead of a really tall ground sign. Reducing it to 25' is a start, but I really believe this should be a monument sign.

Weigels should also submit a lighting plan for review at this time. If they don't submit it, you should place specific conditions on this development to address the interior lighting of signage. The guidelines I located for the Farragut lighting standards address full cut-off lighting, but living next to a Weigels with signs by the Neon Service Co., I can attest that the interior lighting of the signage shines brightly across the property line. There should be conditions on the signage to mitigate the impacts of the sign lighting.

I also believe there should be additional landscaping required on the rear side of the property (behind the proposed building and parking lot) as well as between the detention pond and the parking lot area. It looks to be inadequate for neighboring businesses.

Thanks for your time and service,

--Kevin

Kevin P. Murphy
4508 Murphy Rd
Knoxville, TN 37918-9179



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Regarding agenda item 6-A-12-UR

1 message

r_piety <r_piety@bellsouth.net>

Mon, Jun 11, 2012 at 8:14 AM

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners,

I am president of the Farrington Homeowners Association. Our subdivision contains 195 homes in close proximity to agenda item 6-A-12-UR a Weigels Convenience store. Please vote no on agenda item 6-A-12-UR for unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhoods.

Weigels has shown a willingness to make this kind of accommadation in West Knox County before and should be considerate enough of their future customer base in this area to do this for us.

Regards,

Richard Piety
693-5263

From: Margot Kline <margotkline@gmail.com>
Date: Mon, Jun 11, 2012 at 12:08 AM
Subject: Please voice your opinion, and come to the MPC meeting to oppose highway-commercial style development on Ebenezer
To: Margot Kline <margotkline@gmail.com>

Weigel's has applied to build a new store at the corner of Westland and Ebenezer. This is part of the land that Cedar Row Plant Nursery now occupies. It is directly across from Ebenezer United Methodist Church and a block away from Gettysvue, Wesley Place, Farrington, and Plantation Springs.

The Use on Review application is attached, including drawings showing the building and sign. I have also attached an exhibit that I sent to the MPC Commissioners showing how residential the area is, showing how businesses and offices nearby have in the recent past designed spaces to fit in with the community character, and requesting significant changes to the Weigel's design plan for this location. It is also at the bottom of this email and shows the location where the proposed Weigel's will be built.

This is the style of store that Weigel's has proposed for this corner of Westland and Ebenezer. It is typical of what you might see in highway commercial/general business zoning. The sign is 34 feet tall:



This is unacceptable at the corner of Westland and Ebenezer, because it would change the nature of the community and open the door to further highway-style commercial development on adjacent property and further south along Ebenezer.

We cannot keep Weigel's from going in here, because the land is already zoned Planned Commercial. We CAN ask them to build something that shows a little more sensitivity to the residential nature of the area and the historic properties nearby.

Weigel's did something like this at Choto because it is a high-end residential community. Ebenezer and Westland are also home to high-end residential, with a much larger number of homes within a one-mile radius and with MANY more voters contributing our property tax

dollars. If you do not want the typical highway-commercial Weigel's here, speak up. YOUR OPINION IS IMPORTANT. YOU ARE THE CUSTOMER THEY WANT TO REACH.

I am suggesting for Weigel's to do something like this on the corner of Westland and Ebenezer:



 Weigel's Neighborhood
MARKETS

THE MARKET AT EBENEZER

This is similar to what they just did at Choto, but with even more subdued colors and styling that blends with surrounding homes in Gettysvue, Wesley Place, and Plantation Springs and with styling similar to offices that have been built nearby on Ebenezer and South Peters.

I have already spoken to the Weigel's representative, Chris Ooten, and asked him to make this project a lynchpin for future high-quality development along Ebenezer rather than an eyesore. The tone of our conversation was very pleasant, although Mr. Ooten did not make any promises.

Please contact the members of the MPC staff and the MPC Commissioners and ask them to vote no to agenda item 6-A-12-UR unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhoods.

The easiest way to reach everyone is to email Betty Jo Mahan at bettyjo.mahan@knoxmpc.org and ask her to forward your message to the MPC staff and commissioners.

If possible, also please come to the MPC meeting on Thursday, June 14, 1:30 pm in the main assembly room of the City-County Building.

Although corporations want to stick with a brand identity and don't want to have to redesign each and every store to fit specific locations, Weigel's has already shown their willingness to design for Neighborhood Commercial--they did it at Choto! Our Westland and Ebenezer location is just as obviously a neighborhood store. It is NOT going to pull people from either Kingston Pike or Northshore to buy gas or milk. The only people who will use this store already drive by it every day on the way to work or home or to take their kids to school.

Thank you,

Margot Kline
President, Council of West Knox County Homeowners

Ebenezer Existing Office and Neighborhood Commercial

...a highway-style business is totally out of character



Minor changes to exterior, landscaping, and signage would make use acceptable and enhance rather than hurt community

- 1 Ebenezer Crossing & Offices (OA/OA) Chuck Pilgrim, architect
- 2 Ebenezer Mill (HZ) and Statesview (1827) on Historic Register; apts. across from Statesview
- 3 Photography Studio in Private Residence Zoned OA; Knox County Park across street
- 4 Ebenezer Station Offices (OA) Chuck Pilgrim, architect; Condos across street
- 5 Shops at Gettysvuc (City: OS-1/SC-1, Open Spc Preserv/N'hood Shop Cenet); David Hutchins, architect; low signage
- 6 Ebenezer Methodist Church would have highway store and neon pole sign across street???
- 7 Cedar Springs Cemetery (1796); many headstones of Knox County earliest settlers
- 8 Maple Grove Inn zoned A; built around 1820; Plantation Springs manorhouse next door
- 9 Proposed Weigel's zoned PC; highway commercial design alters residential nature and establishes bad precedent



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

MPC Agenda Item 6-A-12-UR

1 message

Emily Bieger <ebieger@att.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jun 11, 2012 at 12:17 PM

Ms. Mahan,

If at all possible I will attend this Thursday's session so that I can make my opinion known in person, but in the off chance I am unable to attend I am hoping you will pass along my opposition to agenda item 6-A-12-UR.

I live in Farrington subdivision which is located just blocks from the corner of Westland and Ebenezer where Weigel's has applied to build a new store. Firstly, I don't see the need for yet another Weigel's with one just a mile down the road at the corner of Ebenezer and Blue Grass and then again at the corner of Ebenezer and Northshore - and in the other direction there is Weigel's at Westland and Pellissippi. Between the Weigel's on Westland there is also a Shell station, so I do believe we've got the gas station/convenience store need covered.

However, I understand the land has been zoned commercial and Weigel's has the right to apply to build on this land. The county by contrast has the responsibility to do what is right by its communities - and bringing such high traffic to an intersection where children regularly cross the street during the summer from our neighborhood to reach the Bennington/Farrington pool is not a responsible action.

However, should the county approve this application, it would change the very nature of this residential community including the existing commercial operations along this corridor, and open the door to further highway-style commercial development on adjacent properties and further south along Ebenezer. If approved, please at least make them build a store that shows more sensitivity to the residential nature of the area similar to the store that was built at Northshore and Choto, something subdued such as the image below.



Weigel's Neighborhood
MARKETS

THE MARKET AT EBENEZER

Thank you so very much for your time!

Emily Bieger

(h) 865.851.7088

(c) 865.313.0683

ebieger@att.net



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

6-A-12-UR

1 message

ROBERTA KENT <cadescope1@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jun 11, 2012 at 4:07 PM

I live in Farrington subdivision. I do not have any problem with a new Weigels being built at the corner of Ebenezer and Westland as long as the site has a low height monument sign and brown trim instead of white trim. Generally try to blend in with the high-end residential/comercial structures in the area.

Thank you,
Roberta E. Kent



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

No to 6-A-12-UR

1 message

Ken / Debbie Hill <kdhill_hill@yahoo.com>

Tue, Jul 3, 2012 at 3:45 PM

Reply-To: Ken / Debbie Hill <kdhill_hill@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Ms. Mahan,

Please forward this to all MPC staff and commisioners for me. I would like them to vote no to 6-A-12-UR unless sign changes are made. We are neighborhood communities who do not want to see commercialization hurt our home values. Thank you, Debbie Hill

<> Ken & Debbie Hill

<> eMail: kdhill_hill@yahoo.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wiegels at Ebenezer/Westland

1 message

amurphyhowarth@juno.com <amurphyhowarth@juno.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jun 11, 2012 at 4:23 PM

Dear Ms. Mahan:

I am writing to you hoping you will forward this email to the MPC Staff/Commissioners regarding Agenda item 6-A-12-UR. My family lives in Farrington Subdivision and I would urge all to vote NO to this agenda item unless Wiegels is willing to make SIGNIFICANT design changes to include low monument signage and exterior modifications to fit our neighborhood. I do not want such a gruesome eye soar several hundred feet away in a neighborhood I love. Thank you . Sincerely, Andrea Murphy

53 Year Old Mom Looks 33

The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried
consumerproducts.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Design of the Proposed Weigel's at the corner of Westland and Ebenezer

1 message

Philip E. Atchley <philip.atchley@att.net>

Mon, Jun 11, 2012 at 8:18 PM

To: bettyjo.mahan@knoxmpc.org

Cc: jimmiopersinger@yahoo.com

To Members of the MPC staff and the MPC Commissioners,

Everyone I have talked with in the Farrington subdivision prefers the Choto design for the new center and if it is accepted would reciprocate with steady usage. I for one have steadily refused to use the original Phillips 66 station at the corner of South Peters and Kingston Pike. That setup so badly ruined the Bakers-Peters property.

Bypassing that station for years has cost them in gas, car washes, and light items sales. If they bum this up when they could have done much better people **will remember**. That would include Weigel's everywhere.

Philip E. Atchley



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Proposed Weigel's at Ebenezer and Westland

1 message

Patti Smith <psmith@petsafe.net>

Tue, Jun 12, 2012 at 10:03 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I would like to voice my opposition to the building and signage that Weigels is planning to construct at the northeast intersection of Ebenezer and Westland Drive. We do not need another convenience center in this area since locations already exist at Ebenezer@Northshore and Westland@Pellissippi.

However, if a new Weigels is to be built at this proposed location, a low profile building and signage is much more in keeping with the existing business and residential construction in this area. Homeowners have already lost property value in the last few years due to the economy. This would just lead to lowering the value of their property even more.

Please forward this on the Metro Planning Commission for consideration before the June 14 meeting.

Thank you very much.

Patricia Smith

8808 Cavendish Ct.

Knoxville, TN 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Proposed Weigels at corner of Westland and Ebenezer

1 message

mamagx2 <mamagx2@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 12:39 PM

Ms. Mahan,
Please forward this message to the MPC staff and commissioners.

I am a resident of Farrington subdivision on Ebenezer Road and would ask that you vote no to agenda item 6 - A - 12 - UR.

Thank You,
V. West



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

June 14 Agenda item 29, File #6-A-12-UR

1 message

Axel C Ringe <onyxfarm@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Jun 12, 2012 at 1:06 PM

Ms. Mahan,

Please forward the below comments to the MPC Commissioners and staff before the Commission meeting on June 14.

Axel C. Ringe
Conservation Chair
Harvey Broome Group
Sierra Club
865-397-1840
onyxfarm@bellsouth.net

COMMENTS OF THE SIERRA CLUB RE: AGENDA ITEM 29, FILE #6-A-12-UR, USE ON REVIEW PROPOSED WEIGELS CONVENIENCE STORE

The Sierra Club supports the position of the West Knox County Homeowners Association, asking that the Commission vote NO on the request by LKM Properties to develop a Weigels Convenience Store as currently designed. The MPC should assure that proposed developments in predominantly residential areas be compatible with the general nature of the surrounding community and not be esthetically disruptive. It takes only one "sore thumb" to initiate a cascade of events that would eventually result in a significant degradation of the community and a change in its nature to a predominantly commercial strip development. Precedent already exists where Weigel's has accommodated the feelings of the community and modified their store design to be more in keeping with the feel of the community, so this request by the community to accommodate their concerns should not place an undue burden on the developers, and in fact should improve their business prospects by establishing a friendly, cooperative relationship with the community they plan to serve.

Please require the proposed development to build a store that demonstrates sensitivity to the residential nature of the area and the historic properties nearby.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

June 14, 2012 MPC Mtg, Agenda #6-A-12-UR

1 message

LARRY LOWELL <llowell@flash.net>

Tue, Jun 12, 2012 at 4:29 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Dene French <denefrench@comcast.net>, "TootieM125@aol.com" <TootieM125@aol.com>

Hi Betty,

As contact person for the 7 Oaks East Sub-division I am asking that the 34 ft sign for Weigel's (LKM Properties) be reduced to 25 ft as was done for Academy/GFS/Aldi (Sherrill Property). a few months ago and as recommended by the MPC Staff in the Agenda Package for this request at the June 2012 meeting.

7. The business ground sign be reduced to a maximum height of 25'.

This action would continue the sensitivity to community standards expressed at the City Council meeting in reducing the previous designed sign height from 50 ft and would be in line with other cities in Tennessee and thier recommendations / requirements.

Thank you for forwarding this comment to the MPC Commissioners as I can attend the meeting personally, being out of town this week.

Larry Lowell, Jr
224 Norfolk Dr.
Knoxville, TN 37922-3507
[865-470-8299](tel:865-470-8299)
Chairman of Planning & Development Committee for Seven Oaks - East



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Proposed Weigel's Convenience Store on Ebenezer and Westland

1 message

sue petrie <suelp@att.net>

Tue, Jun 12, 2012 at 7:42 PM

To: bettyjo.mahan@knoxmpc.org

MPC staff and the MPC Commissioners: please vote no to agenda item 6-A-12-UR unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhoods.

Jim and Sue Petrie
8613 Dalemere Drive
Knoxville, TN 37923

A Farrington neighbor



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's proposal - item 6-A-12UR

1 message

Gene Burr <geneburr@comcast.net>

Wed, Jun 13, 2012 at 11:33 AM

To: bettyjo.mahan@knoxmpc.org

Cc: Margot Kline <margotkline@gmail.com>

Ms. Mahan - Please forward my comment on the above item to the MPC commissioners. Thanks!

Dear Commissioners: The Weigel's proposal seems appropriate in most regards. However, the architectural style of the building is not as compatible with the predominantly residential character of the area as it could be, and I urge you to have the applicant re-consider the design in the context of the neighborhood. Thank you

Gene Burr, Architect-Planner
3621 Maloney Rd., Knoxville, TN



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Proposed Weigel's service station at Ebenezer & Westland

1 message

ecf8511@ <ecf8511@aol.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Jun 13, 2012 at 12:54 PM

Dear M/S Mahan,

Please pass this on to members of the MPC Organization so they will not approve an ordinary highway station for Weigels at the corner of Ebenezer and Westland Drives. I live in Charlestowne Landing Subdivision which is exactly one mile from the intersection where Weigel's is proposing to put a new station. We have awaited the plans of this station with "baited breath".

Because of the large number of historic buildings and laid back architecture in the area it is requested that MPC require the same of this station so it will be in character and not downgrade or "cheapen" the area.

I have not seen it but I understand an acceptable service station has been put in the Choto area.

We will appreciate anything you can do not to keep this area from being downgraded. We are having our monthly Board of Director's meeting tonight and I hope that I can report favorably that MPC is keeping the interest of the area in mind.

Minor exterior changes, and to landscaping and signage, would make the station acceptable and enhance rather than damage the community.

Thank you.

Chuck Fleischer
8511 Cypress Lake Drive East
Charles Towne Landing
Knoxville, TN. 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Agenda item 6-A-12-UR: Homeowner concerns, please pass to commissioners

2 messages

Jeremy Miller <jeremy.drew.miller@gmail.com>

Wed, Jun 13, 2012 at 1:54 PM

To: bettyjo.mahan@knoxmpc.org

Cc: contact@knoxmpc.org, mark.donaldson@knoxmpc.org

Mr. Donaldson, Ms. Mahan, and Whom Else It Concerns,
Could you please pass this message on to the MPC staff and commissioners?

I currently live in the Farrington neighborhood off of Ebenezer Rd. My neighborhood is right next to the proposed site of a new Weigel's convenience store to be built on the corner of Ebenezer Rd. and Westland Dr.

I would like to voice a few of my concerns. I would ask that if these concerns are not properly addressed by the applicant (Weigel's), that the MPC Commissioners vote no to agenda item 6-A-12-UR that will be addressed at tomorrow's MPC meeting at 1:30pm. Here are my concerns, which I know many of my neighbors and fellow neighborhoods share:

1. We would like Weigel's to make design changes so that the establishment blends in with surrounding neighborhoods. Design changes such as low monument signage and an appealing exterior. The Weigel's found on Choto Rd. would be a great benchmark.
2. We would like the business to be located as far back from the road as possible to minimize the increased congestion it will cause at this intersection.
3. Finally, I would like to see how applicant and/or the county plans to deal with the increased congestion this will cause at the intersection. One particularly concerning piece is the extremely tight and curvy piece of road located on the Westland Drive side of the intersection. This is already an unsafe and tight curve for drivers and increased congestion at the intersection could make it even more unsafe.

Thank you very much. I will do my best to make it to the meeting, but wanted to voice my concerns if I am not able to attend.

Best regards,

--

Jeremy D. Miller
University of Tennessee
JD/MBA Class of 2015

jeremy.drew.miller@gmail.com

Sarah Powell <sarah.powell@knoxmpc.org>

Wed, Jun 13, 2012 at 1:56 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[Quoted text hidden]



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote NO to agenda item 6-A-12-UR

1 message

KERSTIN SISCO <kerstin.sisco@knoxschools.org>

Wed, Jun 13, 2012 at 4:53 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Dear Betty Jo, will you please forward my email to all the members of the MPC?

Thank you.

Dear Members of the Metropolitan Planning Commission,

I am writing to encourage you to **vote NO** to agenda item **6-A-12-UR** unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with all of our surrounding neighborhoods.

I am the librarian at Blue Grass Elementary School (13 years) and have lived in Benington Subdivision for 20 years. I want to live and work in a beautiful place! East Tennessee IS a beautiful place to live, and I do think that even commercial development can be aesthetically pleasing. Ebenezer Road is green, green, green now and it is a pleasure to drive down. It is almost all neighborhoods, and while I wish that there would not be ANY commercial development in our area, I recognize that that is almost impossible.

At school we talk about the beauty of nature and trees and pollution (air, noise, water, and sign). Eight hundred kids are learning about being responsible citizens of our community. We have planted trees and flowers and take pride in our park-like school grounds.

Please help us keep our area charming! We already have two Weigel's on our Ebenezer Road (one at Bluegrass Road, and one at Northshore). This proposed Weigel's at Westland should be the Neighborhood Commercial design because there are no highways nearby that warrant a tall sign.

I know that each and every one of us want to be able to say, "Oh, isn't this lovely?" when we drive down the road to our homes.

Thank you for helping our city plan for the future!

Sincerely,
Kerstin Sisco

~

Kerstin Sisco
Librarian
Blue Grass School

8901 Bluegrass Road
Knoxville, TN 37922
Office: [865-539-7716](tel:865-539-7716)
Fax: [865-531-2164](tel:865-531-2164)
e-mail: kerstin.sisco@knoxschools.org

"An effective school library impacts more than student achievement—it also lifts a school's entire educational climate..." Rutgers University, 2012



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Comment for MPC on Weigels at Westland & Ebenezer

1 message

Steve & Maria Otzenberger <smotzen@gmail.com>

Wed, Jun 13, 2012 at 5:04 PM

To: bettyjo.mahan@knoxmpc.org

Cc: "Thomas, Elizabeth" <EThomas@etch.com>, Mike McKenzie <jmmcken@comcast.net>, Tom & Linda Reesor <reesor@comcast.net>, margotkline@gmail.com

Dear Ms. Mahan,

The Highgrove Gardens HOA board of directors met Monday evening and voted to endorse the concerns and recommendations recently submitted by Margot Kline, President of the Council of West Knox County Homeowners regarding the proposed Weigel's at the corner of Westland and Ebenezer. We feel strongly that the alternative design she suggested is much more in keeping with the surrounding residential neighborhood. Please forward our comments to the MPC staff and commissioners requesting they vote no on agenda item 6-A-12-UR unless Weigel's makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhood.

Sincerely,

Stephen J. Otzenberger, President

Highgrove Gardens HOA

Cell: [865-850-4362](tel:865-850-4362)**Weigels 20120611.pdf**

643K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote 'NO' to Agenda Item 6-A-12-UR

1 message

Dene French <denefrench@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Wed, Jun 13, 2012 at 9:06 PM

Ms. Mahan:

I am a resident of a West Knoxville subdivision and have learned of the proposed development of a Weigel's store at Ebenezer at Westland. I am not opposed to this business going in at this location but would strongly urge the MPC to consider the fact that this area is highly residential when making decisions about this proposed new business. I have participated in movements to keep this area aesthetically pleasing. These neighborhoods house families who are raising children and who are concerned with greenways, sidewalks, neighborhood friendly businesses and maintaining their property values. Please vote 'NO' to this agenda item unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhood.

Thank you in advance for passing my comments along to the MPC commissioners.

Thank you – Rhonda French

100 Suffolk Drive

Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

MPC Agenda Item 6-A-12-UR

1 message

joyce feld <jlfeld@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Thu, Jun 14, 2012 at 10:40 AM

Dear MPC Staff and MPC Commissioners,

I urge you to vote no today on MPC Agenda Item 6-A-12-UR. As proposed, the Weigel's design and signage is out of character with the surrounding community. Weigel's is a respected member of our local business community and has an opportunity to be a leader in a growing movement to increase the attractiveness of our business community through lower signage and improved design standards. This movement consists of the same consumers that Weigel's depends upon for its success, and respecting their wishes would only be a smart business decision.

Thank you,

Joyce Feld
President, Scenic Knoxville



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

correction to previous correspondence

1 message

Margot Kline <margotkline@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Thu, Jun 14, 2012 at 11:58 AM

Ms. Mahan,

Could you please get this correction to the MPC commissioners?

Thank you,
Margot Kline

I incorrectly stated in my last email that this corner of Westland and Ebenezer is currently zoned Planned Commercial only because of a proposed development in 2006 that fell through and that Neighborhood Commercial was not an option at that time because that zoning did not exist yet. After doing some research I learned that Neighborhood Commercial did in fact exist...

The earlier email should have read:

This corner of Westland and Ebenezer is currently zoned Planned Commercial only because of a proposed development in 2006 that fell through. Before then, it was zoned for low density residential. In 2006, Pilot applied for CA (General Business) zoning and a sector plan change.

The MPC Commissioners approved the sector plan change but did not approve CA—instead they approved Planned Commercial in order to insure that traffic and setback issues would be addressed and so that the entire parcel would have a master plan.

About 90% of the land within a 1/2 mile radius of this land is still single-family residential, agricultural, or historic properties. This is clearly an appropriate site for Neighborhood Commercial or Mixed-Use zoning (Mixed-Use did not exist in the Knox County Zoning Ordinance in 2006), and if the land here was being rezoned today, it would probably be Neighborhood Commercial.

Kline, Margaret (Margot)

1. This land was zoned for single-family residential until 2006, when Pilot asked for sector plan change and rezoning and received them. Pilot did not build, and the minutes suggest that this was due to the restrictive setback restrictions for PC zone; nevertheless, the rezoning opened the door to further use that was not originally intended and that is not desired by the surrounding residential neighborhoods
2. This application refers to a 1.869 acre section that would be subdivided from the entire PC land. There is no site plan for the entire Planned Commercial acreage of 6.848 acres. This application should not be viewed as a separate business, apart from the total plan, unless rezoned CA, which would allow such use.
3. PC zoning requires that a plan include future subdivision of the lots, roads, and landscaping. That has not been included.
4. The current plan's setback does not conform to the Planned Commercial zoning ordinance requirement for 50 feet setback from both Westland and Ebenezer.
5. There is significant community opposition to the plan as presented, and the surrounding community has had 6 days' notice. We need to have a reasonable amount of time to give input.
6. There would be significant change to the nature of the community if this applicant is allowed a 35-foot lighted pole sign, because the remaining 4.979 acres have frontage on Ebenezer and could be subdivided in such a way that 3 or 4 more commercial stores could go in. If the applicant is allowed a 35-foot sign, it is likely that each of the other stores in the future would likewise insist on a 35-foot sign. This would then have a domino effect, with two other parcels on Ebenezer that are zoned PC going highway commercial. This is a fear that area residents have had for some time, and it needs to be addressed with a Small Area Plan, not piecemeal.
7. Subdivisions within a mile of this location include Gettysvue, Highgrove Gardens, Roefield, Wesley Place, Magnolia Villa Condos, The Racquet Club, Polo Club, Plantation Springs, Farrington, Woodland Springs, Polo Club, Echo Valley, Westland Meadows, The Colonies, Braddocks Place, Charlestown Landing, The Summitt, Benington, Brentmoor, Heritage Oaks, Fox Hollow, Bexhill, Willow Bend, Lenox Place, Briarglen, Hanfields, Willow Bend... you get the picture. Neighborhood Commercial would be a more appropriate zone. This allows 35 foot setback rather than 50. It also limits signage to one 5-foot monument sign
8. The second southbound turn lane off of Westland and the eastbound turn lane off of Ebenezer were never constructed. These two road improvements were presented in 2006 and conditions for approval of the PC use. The current comments from MPC staff state that the intersection of Ebenezer and Westland is scheduled for major improvements, but does the capital improvements program have these improvements budgeted for this year?
9. The current applicant's plan shows that the traffic impact would be 2,604 trips per day. This plan should not be approved unless the road improvements listed above are in place
10. The MPC recommendations state that the proposed development is in harmony with the character of the area where it is proposed and will not significantly injure the value of adjacent property. At least 5 neighborhoods disagree. Farrington, which is immediately adjacent; Charlestown Landing, which is .48 miles east; Highgrove Gardens, which is .2 miles west; Benington, which is .32 miles south; and Woods at Bluegrass, which is 1.25 miles south. I live in the Woods at Bluegrass and drive past the intersection of Westland and Ebenezer at least 520 times a year if I only go to work and back. My husband also drives this route to work and back. —Just for my household, this is a MINIMUM of 1,040 trips past this corner each year There are other neighborhoods that have expressed similar concerns, but they have not officially been named in correspondence.
11. The area is home to many historic structures. There should be an evaluation of impact on value to historic tourism.
12. The Bluegrass Ebenezer area—census tract 5795—is by far the most densely populated census tract in Knox County. There are 7,470 households in this census tract. There are 4,207 households in Choto, 3,632 in Hardin Valley, and 3,012 in the Town of Farragut. The average home value of residences within a 1-mile radius of the intersection of Ebenezer and Westland ranges from \$100,000 to more than \$1 million, with the median being \$250,900 according to the 2010 census. The median household income is \$99,189—none higher in Knox county other than Town of Farragut and Choto, which are \$104,792 and \$106,969 respectively. 96% of adults in the Bluegrass/Ebenezer tract have a high school degree. 62% have a bachelor's degree or higher. 23% have a master's degree or higher. **WE DO NOT NEED A SIGN TO KNOW THIS STORE IS THERE. WE DRIVE PAST IT EVERY DAY IN HUGE NUMBERS.**
13. The location is 1.5 miles from Kingston Pike and is 2.05 miles from Northshore Drive. No one who comes to this convenience store/gas station will travel off of either of those two main roads in order to shop or buy gas at this proposed store. This is going to be 100% neighborhood use.

Chris Ooten

From: Gary Hayes [ghayes@neonserviceco.com]
Sent: Thursday, June 14, 2012 10:23 AM
To: Chris Ooten
Subject: Weigels Ebenezer @ Westland
Attachments: Gary Hayes.vcf; Weigel's Ebenezer @ Westland 30 Ft.pdf

Chris,

I am attaching the pylon elevation showing height and area.

When we were flagging for the pylon sign on Tuesday some of the issues we addressed were the blockage of visibility by the existing landscaping-nursery companies building and retaining wall. We also discussed that with the over head utilities we had a set back off the street that required the thirty feet height for sufficient visibility.

The issues with visibility were from north bound on Ebenezer Road..

Thanks,

Gary Hayes
NEON SERVICE Co.

865-546-6251

Fax 546-6253



This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is \$_____

<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 6-14-12		S. M.
NAME: Weigel's (Ebenezer @ Westland)		
DRAWING NUMBER		4-17-123114



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

6-A-12UR

1 message

Steve Hardin <Steve.Hardin@american-national.com>

Mon, Jun 18, 2012 at 4:00 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Betty:

Please forward a copy of this e-mail to the MPC staff and commissioners.

I would respectfully ask that you vote no to agenda item 6-A-12-UR.

I am not opposed to Weigals opening a new store in our area, I do however question the need for a fourth store in the 2 mile area, but my main concern is the signage and appeal of the building vs our established neighborhood.

I like many relocated to Knox County several years ago and though I have seen much growth in our area it has always been to benefit the neighborhood, I don't feel the current plans of signage and design from Weigels will maintain the appeal that our area offers.

I have seen the new Weigels near Chotto Rd and I do feel this same design will benefit both parties.

Thank You

Steve Hardin

"We take a personal interest

Protecting what you value most"

Hardin Insurance Agency

9722-A Kingston Pike

Knoxville Tn 37922

Office [865-531-4854](tel:865-531-4854)Fax [865-769-9165](tel:865-769-9165)

This email message has been delivered safely and archived online by Mimecast. For more information please visit <http://www.mimecast.com>

Confidentiality: This transmission, including any attachments, is solely for the use of the intended recipient(s). This transmission may contain information that is confidential or otherwise protected from disclosure. The use or disclosure of the information contained in this transmission, including any attachments, for any purpose other than that intended by its transmittal is strictly prohibited. Unauthorized interception of this email is a violation of federal

criminal law. If you are not an intended recipient of this transmission, please immediately destroy all copies received and notify the sender.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Comment for MPC on Weigels at Westland & Ebenezer

3 messages

Steve & Maria Otzenberger <smotzen@gmail.com>

Wed, Jun 13, 2012 at 5:04 PM

To: bettyjo.mahan@knoxmpc.org

Cc: "Thomas, Elizabeth" <EThomas@etch.com>, Mike McKenzie <jmmcken@comcast.net>, Tom & Linda Reesor <reesor@comcast.net>, margotkline@gmail.com

Dear Ms. Mahan,

The Highgrove Gardens HOA board of directors met Monday evening and voted to endorse the concerns and recommendations recently submitted by Margot Kline, President of the Council of West Knox County Homeowners regarding the proposed Weigel's at the corner of Westland and Ebenezer. We feel strongly that the alternative design she suggested is much more in keeping with the surrounding residential neighborhood. Please forward our comments to the MPC staff and commissioners requesting they vote no on agenda item 6-A-12-UR unless Weigel's makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhood.

Sincerely,
 Stephen J. Otzenberger, President
 Highgrove Gardens HOA
 Cell: [865-850-4362](tel:865-850-4362)

 **Weigels 20120611.pdf**
 643K

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Jun 14, 2012 at 9:10 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

[Quoted text hidden]

--

Betty Jo Mahan
 Administrative Assistant
 Metropolitan Planning Commission
 (865) 215-2506

 **Weigels 20120611.pdf**
 643K

Dale Mclean <dcm1728@yahoo.com>

Tue, Jun 26, 2012 at 8:48 AM

To: bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,

I have received this email from our President Steve Otzenberger and I just want to add my approval in the alternate designed requested. We should all do what we can to keep our neighborhood as clean and presentable as possible. The design changes request should not affect Weigel's bottom line and it could even help it. Please forward my comment to the MPC and request they vote no on agenda item 6-A-12-UR. unless Weigel's makes the significant design changes.

Thank You,

Dale McLean

1163 Highgrove Garden Way

[Quoted text hidden]



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

MPC Case No. 6-A-12-UR

1 message

Charles H. Coffin <charles.coffin54@yahoo.com>

Wed, Jun 27, 2012 at 7:47 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Cc: Otzenberger Steve <smotzen@gmail.com>, "margotkline@gmail.com" <margotkline@gmail.com>

Knox County Metropolitan Planning Commissioners & Staff
c/o Ms. Betty Jo Mahan

I am writing in reference the above-referenced application for a convenience store with gasoline fueling station at the corner of Westland Drive and Ebenezer Road in West Knox County. The application was filed on behalf of Weigels Farm Stores, Inc.

As a Knoxville native and proud member of another prominent retail family in Knox County, I appreciate and welcome commercial development within the county. However, smart commercial development is consistent with and respectful of the residential character of the surrounding area, especially when the primary market for your goods and services is drawn from the surrounding area.

I acknowledge the concept of development at the subject location, but support the design objections previously voiced by the Council of West Knox County Homeowners and my own Highgrove Gardens Homeowners Association. I urge the MPC to demand the following design conditions to the application in order to ensure the proposed development is consistent with and respectful of the overwhelming residential character of the surrounding area:

1. The exterior of the proposed building, including the gas delivery system, should blend with the nearby office developments and take into consideration the multiple high-end residential developments in the area.
2. The large high sign described in the current review report (maximum 25" high as per staff recommendation) is simply unacceptable in a predominantly residential area. Low monument signage would significantly improve the appeal of the proposal.
3. Lighting is another important element. The staff's recommendation references Town of Farragut lighting standards. In any case, lighting should be screened from above so that they aren't shining into the surrounding area unnecessarily.
4. Finally, Westland Drive is currently an unimproved narrow road. The staff's recommendation is to limit access to Westland to one driveway. In any case, there should be enough set back along this road so that it can easily be improved in the future, including a left-hand turn lane and an access lane for those exiting Weigel's onto Westland Drive.

As evidenced by a recently-opened Weigels Farm Store near the intersection of Northshore Drive and Chotto Road in Concord, ALL of these design conditions are commercial feasible for Weigels Farm Stores and will result in smart commercial development within a predominantly residential area. I urge the MPC to demand similar "Northshore/Chotto-like" design conditions in its consideration of the Westland-Ebenezer application.

Respectfully submitted,

Charles H. Coffin
1166 Highgrove Gardens Way
Knoxville, TN 37922
T: (865) 622-2429
E: charles@coffins.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Proposed Weigels at the corner of Ebenezer and Westland

1 message

Greg Jobe <gregjobe@gmail.com>

Thu, Jun 28, 2012 at 2:48 PM

To: bettyjo.mahan@knoxmpc.org

Cc: ajseymour@fmsllp.com, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org

Dear Ms. Mahan,

I will like to comment on the proposed Weigels at the corner of Ebenezer and Westland and the use on review application that is before the MPC.

If possible, could you please forward my comments to the MPC staff and commissioners. Due to travel for work, I have been unable to attend the neighborhood meetings concerning this issue and will not be able to attend the MPC meeting.

It is my understanding that some homeowners in the area will oppose the building of this store if Weigels does not significantly alter the current design of the store.

As a homeowner in the area (Farrington Subdivision), I would like to voice my support the building of the Weigels even if no design changes are made.

The corner at which the proposed store will be built is currently occupied by the Cedar Row Nursery. The corner is incredible eyesore and anything that Weigels might build will be an improvement to the location. The store will be located across Westland from an overgrown, undeveloped lot. Next to the undeveloped lot is Pip's Iron Works, an industrial/manufacturing site. Some of those opposed to the Weigels have described this location as "residential, pastoral", a characterization that I feel is not accurate. I have attached a few pictures to illustrate my points. If the store that is to be built is similar to the Weigels at the corner of Northshore and Ebenezer, I do not believe that will have a significant impact of the character of the area.

Thank you for your time and consideration,

Greg Jobe
1109 Albemarle Lane
Knoxville, TN 37923

[865-690-8821](tel:865-690-8821) (Home)

[865-405-0184](tel:865-405-0184) (Cell)

3 attachments

P1020135.JPG
964K



P1020130.JPG
1038K



P1020131.JPG
935K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Vote No on the MPC Agenda Item 6-A-12-UR

1 message

Linda McDougald <mcdougaldlc@yahoo.com>

Thu, Jun 28, 2012 at 8:35 PM

Reply-To: Linda McDougald <mcdougaldlc@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Dear Ms. Mahan: I am asking you to please forward this email to all MPC Commissioners. As a resident of the Farmington Subdivision I am asking the Commissioners to deny use-on-review permission for the Weigel's store unless it has the low profile design changes similar to those at the Choto Road Weigle's.

Since there are already two Weigle's stores on Ebenezer Road within a mile of each other, both with at least a 30 foot sign, I really don't think we need another Weigle's or another 30 foot eyesore along Ebenezer Road. Much of Ebenezer Road is residential and in my opinion it should stay that way.

Thank you for your consideration in this matter.

Linda McDougald
1716 Wickersham Drive
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Vote No on the MPC Agenda Item 6-A-12-UR

1 message

Bonnie Johnson <bjohnson200511@hotmail.com>

Thu, Jun 28, 2012 at 9:13 PM

To: bettyjo.mahan@knoxmpc.org

MPC,

I am a resident of the Roefield community. I am asking that the MPC deny use-on-review permission for the Weigel's store unless it has the design changes similar to those seen at Choto. I wish to see installed only low, monument style signage as Weigel's has done at their last three stores.

Thank you for your attention to this matter.

Bonnie Johnson

1548 Staffwood Rd

Knoxville, TN 37922



6-A-12-UR

June 25, 2012

Dr. Richard Briggs
Knox County Commission
District 5-C
City County Building
400 Main Street, Suite 603
Knoxville, TN 37902

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

Re: Proposed Weigel's Convenience Store and Fuel Center
Plus a five (5) acre planned commercial development
Located at Westland Drive and Ebenezer Road

Dear Mr. Briggs and Mr. Donaldson;

The Gettysvue Community Association (GCA) recognizes that the proposed site for a new Weigel's is zoned Planned Commercial. We are asking the Metropolitan Planning Commission (MPC) to evaluate this plan in the context of a neighborhood commercial setting. Resulting traffic problems and garish lighting are our major concerns! Traffic back up on Westland Drive will result in difficulty making west bound, right turns. We understand that expansion of Westland Drive in this area has been "Budgeted". When will the road improvements actually be accomplished? Before the store opening? Signage must be limited to ground mounted signs (see enclosure). Thirty foot high neon signs are unacceptable on any portion of this seven (7) acre tract. The ground mounted signs at Gettysvue Center are an example of non-intrusive signage acceptable in residential neighborhoods.

A high density residential area that pays significant property taxes will be negatively impacted if you do not require ground mounted signage.

A church, cemetery dating back to the civil war and the historic and peaceful Maple Grove Inn (circa 1820) will be impacted in an extremely negative way if you do not control the appearance and visual impact of this proposed project.

This entire area is densely populated and roadways are heavily traveled, sidewalks are used heavily and foot traffic is extensive. To take one of Knoxville's strongest and most desirable and densely populated neighborhoods and turn it into a brightly lit and noisy commercial center is an abdication of stewardship on the part of the MPC and Knox County Commission!

Please know that we appreciate Weigel's and their support of our community. However, as taxpayers and voters we ask you to treat this development in a manner that is sensitive to the quality and serenity of a residential neighborhood!

Respectfully,

A handwritten signature in black ink that reads "Andrew Scruggs/KAF". The signature is written in a cursive style.

President
Gettysvue Community Association

Enclosure



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

Kerstin Sisco <kksisco@knology.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 2, 2012 at 7:10 AM

Dear MPC,

- 1) Please do not use the Ebenezer United Methodist sign as a precedent-setter. It is from the past, built in a time without true contemplation of the preservation of the natural beauty of this world. **Plus it is not advertising to put any money in God's pocket.** It should not even be considered or compared to **business** signage.
- 2) Even if Weigel's put in a **50 foot sign** for drivers to know how many pennies they were saving **3 seconds earlier** than a 6 foot sign, they would still have to pull in to Weigel's to turn around. :)
- 3) By the way, where in the rule book does it say that EVERY thoroughfare have stores on it? WHY can't we just have an area with JUST homes?
- 4) Why do we have to go to the mountains to get to nature? We have it right here, right now, WHERE WE LIVE. We just have to preserve it. Help us! Mr. Weigel is a rich man and money talks, we are just regular people, you are our voice. Help us get our wishes heard and respected.
- 5) In the northeast, in states like Vermont and New Hampshire, signage laws have long since prevented the blight of commercialism from spoiling nature. I have lived in the south my whole life, and suffered the ridicule of always being behind the times. Let's be **FORWARD** thinking here. Let's plan for the **future!** Look down the road apiece, is this the kind of legacy we want to leave?
- 6) In your mind's eye, can't you envision a charming road, with plants and trees and agreeable buildings...the kind of place where you say, "Oh, isn't this a lovely area?" We have that in our power--well, **you** actually have that in **your** power! **Wield that power!** Do it one area at a time, until everyone can say, "Oh, yes, Knoxville is a beautiful city! I would love to live there!"

Thank you.

Kerstin Sisco
9231 Colchester Ridge Road
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

"NO" to 6-A-12-UR (7/12/12 hearing)

1 message

Dene French <denefrench@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 1, 2012 at 6:06 PM

PLEASE PASS MY COMMENTS ON TO THE MPC COMMISSIONERS – THANK YOU!

As a long time resident of West Knoxville, I would ask that you vote 'no' to the above-referenced agenda item unless Weigel's agrees to specific conditions similar to the Choto store are put in place. The Ebenezer/Westland location is in the heart of many West Knoxville neighborhoods. Families living in those neighborhoods have met with Mr. Weigel as well as a representative of Weigel's. There is little indication of compromise on the part of Weigel's to any suggestions (to make this store aesthetically pleasing so as to blend in with the area) put forth by the people who live in this area. Also, there have been statements made by Weigel representatives that the Weigel's a short distance away from Westland at Ebenezer (Blue Grass Road) may close. Reps were unable to provide any information about what may come of this location, should it close. Property owners are hopeful that the closed business will not become a blight on this area.

I ask you to consider the homeowners in this area, who call this area home. We are not anti-business, just take much pride in maintaining our homes and neighborhoods. We would hope that Weigel's would respect us, our neighborhoods, the very neighborhoods Weigel's expects to spend money at this location.

Thank you,
Rhonda French
100 Suffolk Drive
Knoxville, TN 37922

The only choice we have now is to email the MPC staff and commissioners and ask them to vote NO to agenda item 6-A-12-UR unless the applicant (Weigel's) agrees to specific conditions similar to those used at Choto, a very similar residential area also located in the Southwest sector.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Agenda Item 6-A-12-UR

1 message

The Dabners <rld44mwd24@att.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 2, 2012 at 10:34 AM

Please, please reconsider the height of the signage at the corner of Northshore and Ebenezer.
Vote NO to Agenda Item 6-A-12-UR. Thank you.

Mary Dabner, Past President
Suburban Hills Homeowners Assn.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

John Jones <john.jwenterprise@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 2, 2012 at 11:15 AM

Hi Betty Jo, please kindly vote no, unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community. My wife and I bought the home i grew up in and have lived in for 20 years and am very concerned about the impact of this issue on my community.

Thank you,
John



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Concerning upcoming MPC mtg, July 12th

1 message

Gaylord, Mark S <MGaylord@mc.utmck.edu>

Mon, Jul 2, 2012 at 11:40 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Cc: L Toney <ltoney5017@comcast.net>

Good morning. I have been a resident of the Farrington subdivision for 26 years. Our subdivision has recently become aware of the proposal to build a Weigels store at Ebenezer and Westland drive. I, and many of our neighbors, are opposed to building the store as proposed...and desire a more neighborhood friendly store, as recently built in the Choto community. Therefore I ask the MPC Board to vote no to agenda item 6-A-12-UR. Please see below for our suggestions.

1. Install 6-foot monument sign per the attached Weigel's sign plan and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the attached Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the attached Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using the materials and according to the design specifications shown on the attached Weigel's architectural renderings, using "residential building materials" as stipulated for the Choto store, and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e. dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

Thanks for your considerations. Mark S. Gaylord



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR unless the applicant (Weigel's) amends

1 message

JOHN R BUSH <jbushins@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 2, 2012 at 1:37 PM

vote NO to agenda item 6-A-12-UR

unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

We are a family that lives at 1305 Farrington Dr in Farrington Sudbv. We appreciate and hope you give us a voice as to what will be built in our neighborhood. The traffic is already horrible at school and work times and we need your help to keep this a neighborhood that we want to be a part of.

Thank you
John and Nancy Bush

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign per the attached Weigel's sign plan and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the attached Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the attached Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using the materials and according to the design specifications shown on the attached Weigel's architectural renderings, using "residential building materials" as stipulated for the Choto store, and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e. dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

This is the background, and why I have the opinion I have:

- The corner of Westland and Ebenezer where Weigel's wants to build was zoned planned commercial in 2006
- The community is not likely to keep Weigel's from building there, since the zoning allows a convenience store with use on review. This zoning also allows several other commercial businesses that could be a lot more visually intrusive and traffic-generating than a convenience store. These include fast-food drive-through restaurants, grocery store chains, car washes, etc. If Weigel's builds a neighborhood-style store with residential building materials and low monument signage it would actually set a good precedent for future development next door and further down Ebenezer.
- The MPC staff has already recommended approval of the highway-style Weigel's and has only made one suggestion for change--to lower the proposed sign to be a 25-foot pole sign rather than a 34-foot pole sign. The MPC staff stated in its recommendations that building a highway-style store and installing a 25-foot

lighted sign would not significantly change the nature of the community or damage nearby home values. I don't think they did this with any malice, but just because by looking at the zoning and the properties immediately next to the subject property rather than within view of the property, on paper this site appears to be MUCH less residential than it is. Weigel's staff probably also communicated with the MPC staff for months prior to submitting their plan and methodically expressed that in their view the planned store would be good for the community. The community, on the other hand, had no input with the MPC staff prior to the staff making its recommendation.

- I spoke to Chris Ooten, the Weigel's spokesperson, a week before the first MPC meeting to ask Weigel's to change their plan to be more like the store at Choto. We agreed to meet on June 12, two days before the scheduled MPC meeting. When we met in person Mr. Ooten told me that Mr. Weigel was going to have hip replacement surgery on June 13 and would then be in a rehabilitation center for about 2 weeks, and that because of his medical situation he might not be able to consider any changes to the plans prior to the MPC meeting. I gave Mr. Ooten a printed history of the Bluegrass/Ebenezer area and a drawing suggesting how a "neighborhood" style Weigel's modeled after Choto but with a darker roof and canopy might look, and I indicated that area neighborhood representatives had told me they want a neighborhood store that would blend into residential architecture in order not to damage the community character or harm home values. Mr. Ooten agreed to give Mr. Weigel the printed materials and to convey the community concerns to him. I told Mr. Ooten at that under the circumstances I felt it would be best if the MPC commission would grant a delay to give more time for community input.
- At the first reading of this item before the MPC on June 14, the president of the Farrington HOA; a representative from Bennington; a representative from the Sierra Club who was also an MPC commissioner for many years; and I spoke in opposition to the proposed plan. I represented several members of the Council of West Knox County Homeowners and my own neighborhood, Woods at Bluegrass. We all stated that the MPC staff recommendation was not well-informed and that a highway-style store and lighted commercial pole sign WOULD significantly change the nature of the community and would also open the door to future highway-style commercial businesses and tall lighted pole signs up and down Ebenezer. We stated that there are thousands of valuable residential properties that would be negatively affected, that there is a great deal of community opposition, and that there are also historical properties very nearby that could have their tourism and Knox County heritage value diminished. We asked for a delay to give time for Weigel's to change their site plan--to commit on paper to building a neighborhood-commercial style store that looks similar to the Choto store they have already built, to install a 6-foot monument sign on a low brick base as they did at Choto, and, further, to make the color of the canopy and the store roof darker and eliminate the red neon stripe from the canopy, in consideration of the fact that million-dollar homes in Gettysvue as well as the 216-year-old Cedar Springs Cemetery both overlook the corner of Westland and Ebenezer and that a bright, light-colored canopy with a red neon stripe would be highly visible from both.
- The Weigel's attorney spoke to the MPC and agreed to only one concession on behalf of his client... to lower the proposed pole sign from 34 feet to 30 feet.
- One MPC commissioner then motioned to approve the Weigel's compromise plan... a highway-style store with neon red striping and a 30-foot lighted sign. That motion failed because, out of the 10 commissioners present and voting, 5 voted to approve and 5 voted not to approve.
- Another MPC commissioner then motioned to delay the decision 30 days. A majority of the commissioners voted yes to the 30-day delay.
- Within 24 hours, Farrington HOA led the effort to involve neighborhoods by immediately setting up two meetings at the Ebenezer United Methodist Church and by creating flyers. Crews of neighbors distributed 1,500 flyers to homes in Farrington, Plantation Springs, Gettysvue, Wesley Place, Highgrove Garden, Benington, Bexhill, Westminster, Woods at Bluegrass, and Foxfire.
- I spoke to Chris Ooten again and scheduled another meeting with him. He stated that the Weigel's corporation would like to know specifically what the neighborhoods might want in the way of compromise. The Farrington HOA president and I met with Mr. Ooten on Monday, June 18 and drove down Ebenezer as well as Westland pointing out the residential and historic nature and the many expensive neighborhoods that would be affected. I gave Mr. Ooten a written proposal listing the building specs that were used at Choto and that we want at Ebenezer and Westland as well. This proposal also showed 3 different possible treatments for a darker and neon-free canopy and roof.
- Mr. Weigel called me and we talked for 35 minutes. He was very pleasant but did not offer any hope whatsoever that he would change his plans for the Westland/Ebenezer store. He said that he had built the Choto store the way he did only because he had to since it was part of a larger development that required it.
- The community has met 2 times, and the neighborhoods listed below have sent representatives to oppose the highway-style Weigel's. All of these neighborhoods are zoned to West Valley Middle School and have that community tie in common; they also all regularly drive past the corner of Westland and Ebenzer in order to get to and from their homes to work, schools, church, shopping, etc. The ones highlighted in yellow are located directly off of Ebenezer or Westland:

1. Ashley Oaks
2. Benington
3. Bexhill
4. Charlestown Landing
5. Cobblestone Park

6. Crestline
7. Farmington
8. Farrington
9. Foxfire
10. Gettysvue
11. Highgrove Garden
12. Keller Bend
13. New Kensington
14. Plantation Springs
15. Roefield Manor
16. Sevenoaks
17. Statesview
18. The Village at Roefield
19. Woods at Bluegrass
20. Wesley Place
21. Whittington Creek
22. Williford

- At the first community meeting, attended by about 40 people who were unanimously opposed to a highway-style Weigel's and pole sign, we handed out a petition. Within 7 days approximately 400 signatures were obtained. Many more signatures are expected before the July 12 MPC meeting
- At the second community meeting, which was attended by about 100 people who were unanimously opposed, Mr. Ooten spoke on behalf of Weigel's and did not make any concessions. He indicated that the corporation intends to go back to the MPC with the same proposal as first presented. He hinted that they might be willing to lower the pole sign height to around 25 feet but did not make any commitment even to that. He explained that Mr. Weigel is ultimately the only person who can offer to change the plans, and that Mr. Weigel has had complications following hip replacement surgery and as of June 28 was still in the Farragut NHC facility recovering.
- I hope to meet with Mr. Weigel in person between now and July 12, and hopefully there may still be a compromise

Because compromise efforts have not brought any results at this point, it appears that we need to have as many people as possible come to the July 12 MPC meeting to oppose the Weigel's plan but support a village or neighborhood-style store and road improvements on the corner of Westland and Ebenezer. If Weigel's amends its plan between now and July 12 but it is only verbally, then the community still needs to show up in large numbers.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

L Toney <ltoney5017@comcast.net>
To: BettyJo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jul 2, 2012 at 3:36 PM

Dear MPC Board,

I have been a resident of Farrington Subdivision for 29 years. On June 26, I was among 95 concerned citizens who attended a community meeting to discuss the proposed Weigel's store for the corner of Ebenezer and Westland Drive. Quite simply, we desire a more neighborhood friendly store, similar to the recently opened one in the Choto community. Chris Ooten, who represented Weigel's, gave no indication that Weigel's would compromise or take our concerns into consideration. So unless Weigel's amends the site plans, design, lighting, and signage to insure that the store would not change the character of our residential community, I am asking the MPC Board to vote NO to agenda item 6-A-12-UR.

Thank you for your consideration.

Leslie R. Toney



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

Toney, Lee E. MD <ltoney@summithealthcare.com>

Mon, Jul 2, 2012 at 4:19 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Dear MPC Board,

I have been a resident of Farrington Subdivision since May,1983. On June 26, I attended a community meeting to discuss the proposed Weigel's store at the corner of Ebenezer and Westland Drive.

Quite simply, I would like to see signage and lighting consistent with other nearby commercial establishments and similar to the recently-opened Weigel's near Northshore and Choto Road.

Chris Ooten, who represented Weigel's at this community meeting, intimated that Weigel's has no intention of compromising to take our concerns into consideration. So unless Weigel's amends the site plans, design, lighting, and signage to insure that the store would not change the character of our residential community, I am asking the MPC Board to vote NO to agenda item 6-A-12-UR.

I appreciate your attention to this matter.

Lee E. Toney

CONFIDENTIALITY & PRIVILEGE NOTICE This electronic transmission and any documents accompanying this electronic transmission contain confidential information belonging to the sender. This information may be legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on or regarding the contents of this electronically transmitted information is strictly prohibited. SMGBranding



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

PLEASE! Vote NO to agenda item 6-A-12-UR - Please forward to all Commissioners

1 message

Burt Peake <peakeb@knology.net>
To: bettyjo.mahan@knoxmpc.org
Cc: malloyrs@netscape.net

Wed, Jul 4, 2012 at 2:08 PM

Betty Jo,

Please forward this email to all of the MPC commissioners

I am a homeowner in the Farrington subdivision off of Ebenezer in the vicinity of the proposed new Weigel's store..

Please note that I oppose the new Weigel's store unless the following conditions are met:

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign per the attached Weigel's sign plan and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the attached Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the attached Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using the materials and according to the design specifications shown on the attached Weigel's architectural renderings, using "residential building materials" as stipulated for the Choto store, and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e. dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The neighborhoods in this area are "good neighbors" and do not oppose Weigel's putting in a store, it is just that their plans for the business will detract from the neighborhood and could be modified to better reflect the area of the store. Please enforce the requested conditions. They will not negatively impact Weigel's ability to successfully and profitably conduct business in our neighborhood, but will keep our neighborhood from becoming overly commercialized with highway type signs.

PLEASE, we need you to look out for our neighborhoods! I look forward to attending the meeting on July 12.

Respectfully yours,

Burton T. Peake, Jr.
8809 Cavendish Court (Farrington SD)
Knoxville, TN 37923

(H) [865.470.9128](tel:865.470.9128)
(C) [865.659.5732](tel:865.659.5732)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re Weigel's application

1 message

bwmills@juno.com <bwmills@juno.com>

Thu, Jul 5, 2012 at 11:07 AM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Woman is 57 But Looks 35

Mom publishes simple facelift trick that angered doctors...

ConsumerLifeStyles.co



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

To the MPC - Please Vote No to agenda item 6-A-12-UR Unless the plan is amended

1 message

r_piety <r_piety@bellsouth.net>

Wed, Jul 4, 2012 at 6:21 PM

To: bettyjo.mahan@knoxmpc.org

Cc: county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear MPC Commissioners,

I am the President of the Farrington Home Owners Association, our subdivision is next to the nursery property where Weigel's is proposing a new store, and we are opposed to Weigel's current proposal. We have currently talked to over 200 Farrington residents representing 125 of our 192 homes. Only 1 homeowner did not oppose Weigel's present plan.

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

Actually from a safety viewpoint no business should be allowed to build that would add entrances/exits this close to the Ebenezer/Westland intersection. An equally great concern as the appearance is the **traffic problems and accidents** the entrances to this store will cause. This is already a very congested intersection with daily back-ups to traffic flow at rush hours, especially during the school year. Even adding the turning lanes as has been proposed will not lessen the challenge to drivers who must cross traffic to pull into or exit the planned store. This is bound to increase the incidents of wrecks at this intersection. This is of great concern to us as parents as during the heaviest traffic times many of these cars have **children on their way to and from school**.

If the full 7 acre parcel had truly been developed as planned commercial as it is zoned, this might have been alleviated somewhat by placing entrances to the businesses much farther back from the intersection. Because of this, the MPC should have insisted on a cohesive plan for the full 7 acres, and not allowed this 2 acre parcel be separated as it was.

But given that this will not happen please consider the following:

Gettysvue has the nearest commercial center, a short distance down Ebenezer from the proposed Weigel's site, and it has set an acceptable precedent of using a monument style sign to list its businesses. Except for 2 Weigel's signs, Pip's Iron Works, and 1 church, all signs along Ebenezer are approximately 12' or lower with an average of under 8'. These are predominantly stone or brick monument style signs.

As further commercial developments are bound to occur on Ebenezer Road, there is absolutely no reason to allow this road's present neighborhood, pastoral, and historical natures deteriorate into another Cedar Bluff, Merchants Road, Kingston Pike, or Northshore at Pellissippi. ***The residents of this area need your help to keep this from happening.***

The majority of traffic in this area is repeat traffic that passes through the Westland/Ebenezer intersection daily. There is a lot of traffic because of three schools and 30+ densely populated subdivisions that feed into the intersection. **We will not need a tall, brightly lit, and at this location unsightly, sign to know of the store's presence and whether its gas prices are reasonable.** Much, if not most, of the traffic at this intersection actually will pass this store 2 or more times each day.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.*** At the very least this agenda item needs more study by the county, because negotiations with Weigel's have not gotten anywhere despite strong community opposition.

Respectfully,

Richard W. Piety
President - Farrington Home Owners Association



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

PLEASE VOTE NO TO AGENDA ITEM 6-A-12-UR

1 message

Sisco, Greg <greg.sisco@shawgrp.com>

Tue, Jul 3, 2012 at 5:39 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

PLEASE VOTE NO TO AGENDA ITEM 6-A-12-UR unless the applicant (Weigel's) amends the planned signage to insure that the store would not change the character of the community in which I have lived for 20 years.

Requested conditions for 6-A-12-UR: **Install a 6-foot tall monument-style sign (not a 25 to 30 foot highway sign).**

We do not live along a highway; Ebenezer Road is a residential corridor, not a highway. This type of sign has been *previously approved* for Weigel's No. 70 located at 12400 Northshore Drive near Choto Road in Southwest Knox County.

Greg Sisco**9231 Colchester Ridge Road****Knoxville, TN 37922****Benington Subdivision****Knox County****(865)539-4485**

****Internet Email Confidentiality Footer**** Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and notify the sender by reply email. Please advise immediately if you or your employer do not consent to Internet email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of The Shaw Group Inc. or its subsidiaries shall be understood as neither given nor endorsed by it.

The Shaw Group Inc. <http://www.shawgrp.com>



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

ken.noggle@comcast.net <ken.noggle@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Thu, Jul 5, 2012 at 10:20 AM

Ms Mahan:

I am a resident of Farrington Subdivision in Knox Co, and have lived here for 20 years. I am opposed to the Weigel's current plans for a new store at the corner of Westland and Ebenezer.

We already have 3 Weigel stores within 1.5 miles of my house!!! (and don't need another).

In any event, Weigel's should be sensitive to the community and should modify their current design plan to be less obtrusive, less annoying. This could be done by adopting design features they have already used for their store at the corner of Choto and Northshore.

In short, I oppose the approval of a new Weigel's store at the corner of Westland and Ebenezer:

unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community

I urge you to:

vote NO to agenda item 6-A-12-UR

unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community

The following conditions have been presented to Weigel's, and in most cases are the very same conditions that the MPC staff recommended for the Weigel's store at the corner of Choto and Northshore.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign per the attached Weigel's sign plan and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the attached Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.

3. Install landscaping as shown on the attached Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using the materials and according to the design specifications shown on the attached Weigel's architectural renderings, using "residential building materials" as stipulated for the Choto store, and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e. dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

If Weigel's continues to push for a store at Westland and Ebenezer, they should, at a minimum, modify the design to be more similar to the one they used at Choto/Northshore.

Thank You,

Kenneth Noggle
Farrington Subdivision Resident



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please consider regarding new Weigel's store

1 message

Kristen Gettelfinger <kbgettelfinger@gmail.com>

Thu, Jul 5, 2012 at 9:32 AM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

To Whom It May Concern,

Our community is not against this development, but we should plan our community in a way that is smart, appealing and sustainable. We do not need to extend the commercialized neon sprawl of Kingston Pike to our neighborhood. That's why we moved here in the first place. If a business wants to expand into our community and wants us to invest in them, they should have the integrity to invest in us. And if they don't want to listen to the community, that's when the Planning Commission can and should step in and persuade them to listen.

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

I hope you will listen to the community.

Thank you,

Kristen and Sean Gettelfinger
Farrington Subdivision Residents



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO to agenda item 6-A-12-UR

1 message

Jacqueline Manning <jdmanning24@yahoo.com>

Tue, Jul 3, 2012 at 7:55 PM

Reply-To: Jacqueline Manning <jdmanning24@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

To whom it may concern,

PLEASE VOTE NO to the above agenda unless Weigel's agrees to build a community style and not threaten the integrity of our community. There is NO NEED FOR AN INTERSTATE STORE!! THIS IS A COMMUNITY AND EVERYONE GOING BY THE STORE IS LOCAL AND PASSES THE AREA EVERYDAY! This area consists of hardworking middle income families. We, for one, cannot afford to have our property values decline because of the threat of the surrounding area becoming like Kingston Pike or Cedar Bluff area. Values have already been hit enough by the recession and increased insurance rates.

Pleadingly,

Jackie Manning, Homeowner in The Village at Roefield



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

July 2012 Agenda Item 25 - 6-A-12-UR

1 message

Kevin P. Murphy <murphysprings@gmail.com>

Thu, Jul 5, 2012 at 10:30 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Cc: Rebecca Longmire <rebeccalongmire@hotmail.com>, Laura Cole <cole5137@bellsouth.net>

Dear Commissioners,

I am writing in opposition to Wegeil's request for a Concept Plan that includes a tall pole sign. When MPC rezoned this property in November of 2006, there was a concern amongst commissioners and staff that the proximity of the commercial development (a proposed Pilot convenience center) would have on the area, including traffic. Those concerns still exist today, and that is why commission chose to exercise its powers of Use on Review.

In this case, the residents of the area have asked for a store design that is in harmony with the residential use that is predominant in the area, as well as respectful of the historical resources, including the cemetery, that are near the proposed Weigels. A ground sign is an important component of reducing the visual impact to the area.

Local residents know where the Weigels is and will go there. The daily price of gas isn't as important for people today since prices are high. Most citizens recognize that saving \$.01 on a gallon of gas is offset on a regular fill-up by the drive to an out-of-way gas station to get it; it costs \$.15 - \$.20 to drive a mile or two to the next station. They'll stop at Weigels no matter what the price is (and because they like his milk).

I live next to a Weigels that demonstrates what happens when the store is allowed to develop without consideration to the impact of the local neighborhood. The property was initially zoned NC, but BZA approved several variances that essentially upzoned it to CA. The large pole sign, lack of brick, bright neon and tremendous light pollution are a jarring offset to the bucolic fields across the street, historic farm house and agricultural character of the area.

MPC rezoned this to PC in order to have some control of the development and keep it in harmony. While the maximum development in the PC zone may allow a tall sign, this is a situation where MPC should exercise its Use on Review powers to minimize the impact to the surrounding community. Please approve a low ground monument sign, lighting that cannot shine off-premise, appropriate landscaping, and traffic improvements required.

Sincerely,

--Kevin

Kevin P. Murphy
4508 Murphy Rd
Knoxville, TN 37918-9179



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's proposal for Ebenezer

1 message

sue petrie <suelp@att.net>

Wed, Jul 4, 2012 at 9:44 PM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals

5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Jim and Sue Petrie
8613 Dakemere Drive
Knoxville, Tn 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

(no subject)

1 message

8656796367@mms.uscc.net <8656796367@mms.uscc.net>

Tue, Jul 3, 2012 at 6:48 PM

To: bettyjo.mahan@knoxmpc.org

As a Knox County resident (1101 Highgrove Gardens, 37922) I urge MPC Commissioners to vote NO to agenda item 6-A-12-UR; unless the applicant (Weigel) amends the site plan's design, lighting and signage to insure that the proposed 65th Weigel's store (will be 4th on this one road) would not change the historical character of the adjacent Cedar Springs Presbyterian Historical Cemetery and the character of our residential neighborhood.

Thanks.

Tom Reesor

Thank you for using Picture and Video Messaging by U.S. Cellular. See www.uscellular.com for info.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fw: Please email the MPC and our county representatives regarding Weigel's this week

1 message

edexter <dexathiker@knology.net>
To: bettyjo.mahan@knoxmpc.org

Thu, Jul 5, 2012 at 1:50 PM

Betty,

I live at 1005 Farrington Dr.

Ed Dexter

----- Original Message -----

; county.mayor@knoxcounty.org; richard.briggs@knoxcounty.org; ed.shouse@knoxcounty.org;
mike.hammond@knoxcounty.org; dean.rice@knoxcounty.org; tnormanwhs@yahoo.com;
tom.brechko@knoxmpc.org; mark.donaldson@knoxmpc.org

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Regarding future Weigels convenience store on Ebenezer Road

1 message

Valerie Frankel <frankelv@live.com>
To: bettyjo.mahan@knoxmpc.org

Thu, Jul 5, 2012 at 1:49 PM

Hello,

My family and I reside in Farrington subdivision off Ebenezer Road, and a future Weigels store is planned quite close to us. Because we are interested in maintaining the community presence in this area, we support commercial development within reasonable boundaries. In particular, we would like to request that you

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Thank you in advance for your consideration.

Valerie and Jay Frankel

8700 Dunaire Drive

Knoxville, TN 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR

1 message

Margot Kline <margotkline@gmail.com>

Thu, Jul 5, 2012 at 3:14 PM

To: anders@holstongases.com, ubailey65@gmail.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georgeewart.com, s.johnson692@gmail.com, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com

Cc: bettyjo.mahan@knoxmpc.org, Richard Briggs <rmbiggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, cooten@weigels.com, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>

Dear MPC Commissioners,

I know you can't possibly go out and look at every location that is applying for rezoning or use on review, so I am [attaching photos that show every sign on Ebenezer Rd.](#) and the way the road looks today. I hope that seeing what this area currently looks like will help you consider the existing community character and determine that a tall lighted commercial sign would, as nearby neighbors claim, be out of character and would represent a bad precedent. The mean height of signs on Ebenezer is 7.6 feet tall. I didn't include the Weigel's sign on the corner of Ebenezer and Northshore because that store address is on Northshore and is located in commercial Northshore zoning. But even if that sign was included, the mean height of ALL signs on Ebenezer would be only 8.2 feet.

During the past two weeks, neighborhoods in Ebenezer have held two public meetings. Twenty-two different neighborhoods attended the meetings, and a total of more than 130 people came. Mr. Chris Ooten, representative for Weigel's, came to the last meeting on June 28.

I have personally met with Mr. Ooten twice and have spoken to him on the phone three or four times. Mr. Weigel called me as well, and we talked for more than 30 minutes. All of these communications have been very pleasant and respectful, but at this point it doesn't appear that Mr. Weigel is willing to make any changes to his plans for the corner of Westland and Ebenezer.

Please understand that the neighborhoods surrounding this location want the Weigel's store. We are simply asking for this store to have a low monument sign, like the majority of the other signs on Ebenezer. We are also asking for the appearance of the building to be similar to the Weigel's at Choto, and for similar reasons. This is a stable, densely populated residential area with many well-maintained homes. Many homeowners have been hit hard by the slump in the economy, and many of us have seen our houses go down in value. Please, please do not permit unprecedented highway-style commercial development (as opposed to neighborhood commercial) on Ebenezer, because it would damage our home values even more!!!

The corner of Ebenezer is a crossroads of more than 50 residential neighborhoods. Yes, there is a great deal of traffic here, because there are approximately 34 large subdivisions within a 1-mile radius! There are also 2 elementary schools and 1 middle school within about a mile of the proposed Weigel's store. The traffic that passes by the corner of Westland and Ebenezer is not highway traffic, it is neighborhood traffic. A Weigel's will do extremely well here simply because of the high volume of repeat traffic, and within 24 hours of opening, everyone who drives past the corner of Westland and Ebenezer is going to know the store is there. A large sign is simply not needed, and it is certainly not wanted by thousands of nearby homeowners and potential Weigel's customers. In particular, people who live close enough to see this store and sign from their homes want to have Weigel's use their "Choto Prototype" at this location. Many who own homes in Gettysvue will have a very clear view of the gas canopy and the sign from their decks and balconies. The thousands of people who use the Gettysvue Golf Course will have a view of the canopy and sign from several holes. Some homes in Benington share property lines with the proposed development.

[Please take a look at the attached photos](#)--they show a very pastoral, prosperous, thriving community. We welcome change and growth that would benefit the Ebenezer Community. Please vote no on 6-A-12-UR unless the applicant (Weigel's) changes the site plan's design to more closely resemble their Choto Prototype and reduces the height of the sign to no more than an 8-foot monument, which is consistent not only with the height and style of the majority of Ebenezer signs, but also consistent with the last three Knox County stores that Weigel's has built--at Choto, Hardin Valley, and Lovell Road.

Thank you,
Margot Kline

MPC July 12, 2012
President, Woodson Bling HOA, 8845 Ebenezer Oaks Lane, Knoxville TN 37922

<https://mail.google.com/mail/u/1/?ui=2&ik=c822ec2964&view=pt&search=inbox&th=138589077a...> 7/5/2012

Agenda Item # 25