



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**please vote no to agenda item 6-A-12-UR**

1 message

---

**amurphyhowarth@juno.com** <amurphyhowarth@juno.com>

Mon, Jul 9, 2012 at 12:47 PM

To: bettyjo.mahan@knoxmpc.org

To whom it may concern,

My name is Andrea Murphy. I own and reside at a home at 1413 Farrington Drive Knoxville TN 37923. I am adamantly opposed to the large 34 ft signs Weigels Corporation is planning to build w/their new Weigels in my neighborhood. I oppose a new Weigels period, as I am very content with our current Weigels. But if one is being built, I am so strongly against those grotesque ugly signs. THIS IS OUR NEIGHBORHOOD: NOT KINGSTON PIKE. The signs in the new Choto Weigels are more acceptable. Sincerely, Andrea Murphy

---

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...

<http://thirdpartyoffers.juno.com/TGL3131/4ffb0b99e3488b9978a4st52vuc>



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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](http://consumerproducts.com)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**agenda 6-A-12-UR**

1 message

---

**Lesperance, Andrew (GE, Appl & Light)** <Andrew.Lesperance@ge.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:55 AM

I am a resident of Laurens Glen subdivision and am urging you to **vote no on the agenda item 6-A-12-UR**.

I live at [1541 Laurens Glen Lane](#)

Three points:

1. We want to **keep our area residential** and neighborhood friendly – not commercial.
2. **Storm water runoff - Existing flooding** issues exist east of Ebenezer on Westland Drive  
I would like to receive a copy of the stormwater study for this planned development.
3. **Traffic - frequent accidents** occur at both intersections where Westland Drive intersects Ebenezer (both traffic lights).

Please vote no and protect our residential neighborhood.

Sincerely,

Andrew W. Lesperance

Andy Lesperance

Area Sales Manager

Mobile [865-254-1801](tel:865-254-1801)

Fax [877-815-6231](tel:877-815-6231)

Email [Andrew.Lesperance@ge.com](mailto:Andrew.Lesperance@ge.com)



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**acontole@comcast.net** <acontole@comcast.net>

Sun, Jul 8, 2012 at 4:25 PM

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

I live in the Benington subdivision (9024 Straw Flower Dr.) and I am respectfully asking that you Not approve a tall neon sign for the corner of Westland and Ebenezer.

Sincerely,  
Ann Contole





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

---

## Please vote no to agenda item 6-A-12-UR

1 message

---

**Ann O'Connor** <dr.ann1991@gmail.com>

Sun, Jul 8, 2012 at 9:27 PM

To: bettyjo.mahan@knoxmpc.org

Ms Betty Jo Mahan,

I respectfully ask you to please vote no to agenda item 6-A-12-UR. I am a home owner in Benington subdivision, directly off Ebenezer Road. The sign would create visual clutter and would detract from the residential area.

Again, I respectfully request that you vote no on agenda item 6-A-12-UR.

Thank you,

P. Ann O'Connor - Slimp  
9041 Straw Flower Dr.  
Knoxville, TN 37922



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

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

1 message

---

**Philip E. Atchley** <philip.atchley@att.net>  
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 10, 2012 at 1:39 PM

MPC Commissioners,

We are out of town, but the following people would like to express their extreme displeasure with the poor decision making and planning by the Weigel's Corp. regarding the Westland Dr. at Ebenezer Rd. signage and building design. Ignoring the community who would patronize the establishment is financial folly. This would result in considering boycotting the new store and Weigel's stores EVERYWHERE.

Keeping up with the times requires updating your business model annually not just every other decade. People now days, and not just young, technically savvy people get their planning information from the internet. This decade you can now ask your car "Where is the cheapest gas near my present location". Smart cellphone users have been doing this for some time now. We don't rubberneck trying to read any signs because we already know where the cheapest gas is. Even before we pull out of our driveway or work place. And I must say it usually isn't Weigel's. Loyalty to a local reasonable business owner might be the only reason to stop at the new store. With Kroger food and gas at the either end of Ebenezer, the only real economic reason to stop at Weigel's would be a last minute lottery ticket as they are the same price everywhere. Wake up Mr. Weigel!

Philip E. Atchley

Karen E. Atchley

Rachel E. Atchley

P. Marcus Atchley

Vickie Blizzard

Ben Blizzard

Stan Persinger

Jimmie Persinger

Ralph Parton

Larry Trapp

Cathy Trapp





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

2 messages

---

**Bonnie Barclay** <blbarclay@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 6:37 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay  
Benington Subdivision  
1225 Halifax Road  
Knoxville, TN 37922  
[865-919-2830](tel:865-919-2830)

---

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

Mon, Jul 9, 2012 at 12:32 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay  
Benington Subdivision  
1225 Halifax Road  
Knoxville, TN 37922  
[865-919-2830](tel:865-919-2830)

Dear Ms. Mahan,

I am writing to you to strongly encourage you to help convince Weigel's that the "neighborhood style" of signage is most appropriate for the proposed site at Westland/Ebenezer.

As a frequent customer of Weigel's and a homeowner in the community, I feel that the neighborhood style signage is much more appropriate for this location (more like the Choto location and less like the Northshore/Ebenezer location).

Please consider this as one voice of the community that I believe represents the general attitude of all homeowners in the affected area.

Thank you sincerely for your consideration regarding this important matter.

Shawn R. Bailes  
[shawn\\_bailes@yahoo.com](mailto:shawn_bailes@yahoo.com)

Homeowner: Williford Neighborhood

--

Betty Jo Mahan  
Administrative Assistant  
Metropolitan Planning Commission

[\(865\) 215-2506](tel:(865)215-2506)



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

---

**Please Vote No on agenda item 6-A-12 UR**

1 message

---

**Bayard Donahoo** <bdonahoo@hotmail.com>

Tue, Jul 10, 2012 at 11:29 AM

To: bettyjo.mahan@knoxmpc.org

Dear MPC Members,

Please vote no on the proposed new Weigel's store on Ebenezer Rd.

If Weigel's could just put in a store like the one they have in Chota, it would be in harmony with the numerous neighborhoods surrounding it.

Thank you.

Best regards,

Bayard Donahoo



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Steven Beber** <sbeber777@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 3:38 PM

34 foot pole no  
monument sign sufficient

Steve Beber/Sandra Parker  
9230 Scots Pine Lane  
Knoxville, TN 37922





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**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>

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Bill and Rachel Gardner** <gardwr@gmail.com>

Sun, Jul 8, 2012 at 1:51 PM

To: bettyjo.mahan@knoxmpc.org

Please vote against the tall neon sign that Weigel's is planning to build.

Thanks,

Rachel Gardner

1116 Farrington Dr. 37923



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Bonnie Barclay** <blbarclay@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 6:37 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay  
Benington Subdivision  
1225 Halifax Road  
Knoxville, TN 37922  
[865-919-2830](tel:865-919-2830)



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

---

**(no subject)**

1 message

---

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

Thu, Jul 12, 2012 at 7:53 AM

I am a resident of Farrington subdivision and am asking you to vote NO on 6-A-12-UR. It is only 4 miles from Northshore to Kingston Pike, Weigel's currently have 3 locations on Ebenezer Road, do we really need another in this Residential area?  
Bonnie Woodard



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

**Brent Alexander** <thealexanders@comcast.net>

Sun, Jul 8, 2012 at 5:25 PM

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

**Having been a resident of the Blue Grass community since 1981, I have witnessed much change to the area over the years. As the changes occurred residents were always assured that the residential character of the area would be maintained. What I have witnessed is the slow creep of commercialization down South Peters and into the Ebenezer / Blue Grass area. The commercialization of Ebenezer seems to be taking place one small step at a time. This is not what the residents of this community were promised when Ebenezer was widened to four lanes.**

**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 for your consideration,***

***Brent Alexander  
1201 Brantham Circle  
Knoxville, TN 37923***

***(Farrington Subdivision)***



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

---

## Oppose Weigels sign at Westland and Ebenezer

1 message

---

**B or T B** <btbeat@yahoo.com>

Mon, Jul 9, 2012 at 11:53 AM

Reply-To: B or T B <btbeat@yahoo.com>

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

Good Morning,

We would like to formally document our oppositon to the sign which Weigels is requesting to place at the corner of Westland and Ebenezer.

Thank you,

Brian and Tracy Beaty  
1616 Clear Brook Drive  
Knoxville, TN 37922  
[865-740-0871](tel:865-740-0871) (brian)



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

---

**Weigels sign/ Ebenezer Rd & Westland**

1 message

---

**Brian White** <bwhite@atatech.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 9:20 AM

Ms. Mahan

Please count this email as another vote against the proposed new 34 ft. Weigel's sign at the corner of Ebenezer Rd and Westland.

Kind Regards,

Brian White  
Brentmoor Subdivision



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

---

**Vote no to 6-a-12-ur**

1 message

---

**Bruce & Lisa Martin** <lmartin977351@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 12:29 PM

> Dear Ms. Mahan,  
>  
> Please do not allow the new big neon sign that Weigel's is planning. I think it would be an eyesore.  
>  
> Thank you.  
>  
> Lisa Martin  
> 1317 Wenlock RD Knoxville 37922  
> [\(865\) 765-2128](tel:8657652128)  
>





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Vote NO to agenda item 6-A-12-UR**

1 message

---

**B.T. Peake** <peakeb@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 7:51 PM

Betty Jo,

Please forward this email to all of the MPC commissioners

I am a resident 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.

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 and our community.

Respectfully yours,

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

(C) [865.660.4141](tel:865.660.4141)

---

**B.T. Peake**

Microsoft Certified Technology Specialist  
[peakeb@gmail.com](mailto:peakeb@gmail.com)



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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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](http://ConsumerLifeStyles.co)



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Jean Matthews** <jean.matthews41@yahoo.com>

Mon, Jul 9, 2012 at 2:05 PM

Reply-To: Jean Matthews <jean.matthews41@yahoo.com>

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

My husband and I live in The Village at Roefield subdivision and we are both opposed to Weigles using 34 foot signs.

Clyde & Jean Matthews  
1141 Willowood Rd



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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" &lt;bettyjo.mahan@knoxmpc.org&gt;

Cc: Otzenberger Steve &lt;smotzen@gmail.com&gt;, "margotkline@gmail.com" &lt;margotkline@gmail.com&gt;

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](mailto:charles@coffins.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Opposing Weigels high sign in Ebenezer**

1 message

**Spanish Ls** <spanishls@yahoo.com>

Sun, Jul 8, 2012 at 9:23 AM

Reply-To: Spanish Ls &lt;spanishls@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

This message is to express my complete opposition to approving a 30-foot sign at Ebenezer. When my husband and I bought a house in this area we were attracted by the greenery, the cows pastures and low traffic. Sure enough, about 6 months later the road widened, Pellissippi Hwy was extended and subdivisions sprouted. However, one could feel a distinct difference while turning off Kingston Pk. into Ebenezer... small houses, short signs.

We, the neighbors welcome the convenient stores (however why do we need another Weigels when we already have THREE!!!) but not the eyesore of an oversized sign that really serves no purpose. Ebenezer is NOT a highway. The sign should be proportionate to all others in our neighborhood. Tasteful and according to the historical nature of this location.

Sincerely

Dr. Coral Getino  
9240 Countryway Dr.  
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@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.**

1 message

---

**Courtney Kifer** <Courtney\_Kifer@teamhealth.com> Mon, Jul 9, 2012 at 11:55 AM  
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richard.briggs@knoxcounty.org" <richard.briggs@knoxcounty.org>, "ed.shouse@knoxcounty.org" <ed.shouse@knoxcounty.org>, "mike.hammond@knoxcounty.org" <mike.hammond@knoxcounty.org>, "dean.rice@knoxcounty.org" <dean.rice@knoxcounty.org>, "tnormanwhs@yahoo.com" <tnormanwhs@yahoo.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>  
Cc: Courtney Kifer <Courtney\_Kifer@teamhealth.com>

Knoxville City Officials:

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,

Courtney

***Courtney Kifer***

Manager, Residency Relations

**TEAM**Health

1431 Centerpoint Blvd., Suite 100

Knoxville, TN 37932

T: [800.539.0173](tel:800.539.0173) ext. 7043

C: [606.922.3920](tel:606.922.3920)

F: [865.560.7317](tel:865.560.7317)

[courtney\\_kifer@teamhealth.com](mailto:courtney_kifer@teamhealth.com)

[www.myemcareer.com](http://www.myemcareer.com)

The information contained in this e-mail message may be privileged and confidential. If the reader of this transmission is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by return e-mail and delete or destroy any copies, electronic, paper or otherwise, which you may have of this communication and any attachments.





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

---

## Agenda Item 6-A-12-UR

1 message

---

**The Dabners** <rld44mwd24@att.net>

Mon, Jul 2, 2012 at 10:34 AM

To: bettyjo.mahan@knoxmpc.org

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**David Snider** <sniderrd@bellsouth.net>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:26 PM

To the Knox County Planning Commission:

I am writing in reference to the proposal to locate a convenience store at the corner of Ebenezer and Westland Drive.

I am not opposed to commercial development as long as it does not negatively impact the value of area properties, including home values. However I believe the proposed design and signage of the Weigles Store will have a negative impact on the visual landscape of the neighborhood. I ask that the store owners and MPC consider a less invasive style of signage and lighting.

Property owners expect those in position of decision regarding zoning laws to make responsible decisions to protect property values. The County benefits from higher taxes when property values are protected. The MPC has the responsibility to set standards for future development that will protect the value of neighboring properties otherwise there is a risk this high traffic corridor will become a less desirable neighborhood which will lead to a decline in value over time.

I appreciate your vote to oppose the application as presented and encourage you to adopt a plan for commercial development of this corridor that will enhance the property values for future decades.

Thank you.

David and Susan Snider

1209 Farrington Drive

Knoxville, TN 37923

[sniderrd@bellsouth.net](mailto:sniderrd@bellsouth.net)

[865.385.8510](tel:865.385.8510)



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

---

**6-A-12-UR**

1 message

---

**Debbie Hall** <dhall1200@gmail.com>

Sun, Jul 8, 2012 at 8:51 PM

To: bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,  
Please vote no on to agenda item 6-A-12-UR.

Thank you.  
Debbie Hall  
1200 Westland Bay Drive  
Knoxville, TN 37922

Retired Blue Grass Kindergarten Teacher who loves the Blue Grass neighborhood and would like it to remain as green and "neighborhoody" as possible.



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

---

## Sign at Westland and Ebenezer

2 messages

---

**Countiss, Deborah** <dcountiss@wescodist.com>

Mon, Jul 9, 2012 at 9:33 AM

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

Good Morning Ms. Mahan,

Please count this email as another vote against the proposed new 34 ft. Weigel's sign at the corner of Ebenezer Rd and Westland.

Thank you

Deborah Countiss

Brentmoor Subdivision

---

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

Mon, Jul 9, 2012 at 10:52 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>

[Quoted text hidden]

--

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



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

---

**Fwd: Vote "NO" on 6-A-12-UR**

1 message

---

**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Fri, Jul 6, 2012 at 7:59 AM

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

From: <[vanmetes@comcast.net](mailto:vanmetes@comcast.net)>  
Date: Thu, Jul 5, 2012 at 10:31 PM  
Subject: Vote "NO" on 6-A-12-UR  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear Commissioners,

Please require the Weigel's Cooperation to build a "neighborhood-friendly" design of convenience store and gas station at the corner of Ebenezer Road and Westland Drive. If they are unwilling to make these changes and to decrease their signage to a low monument sign, please DENY their request (6-A-12-UR).

Thank you for your hard work.

Sincerely,

Debra Van Meter

8700 Darien Ct.

Knoxville, TN 37922



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**RE: Application for New Weigel's at Ebenezer and Northshore**

2 messages

---

**Dennis Overton** <oci9724@aol.com>

Mon, Jul 9, 2012 at 12:01 PM

To: bettyjo.mahan@knoxmpc.org

To: MPC Commissioners

I am a home owner in Gettysvue Subdivision and I am also a Board Member on the Gettysvue Unit Owners Association.

I am very concerned about the proposed Weigel's to be built at the corner of Westland and Ebenezer in West Knoxville.

My most important concern is the traffic flow turning off of Ebenezer onto Westland and also the backup of traffic coming West on Westland and turning right on to Ebenezer. Currently the traffic at times backs up on Westland all the way back to the Reserves Apartment Complex. It is my understanding that Knox County has a plan to upgrade the road on Westland in order to relieve this back up of traffic but does not have the funds in the budget to do the work in the near future.

**I would urge the MPC to vote no to agenda item 6-A-12-UR until the road at Westland and Ebenezer is upgraded to handle the current traffic flow going west on Westland.**

Secondly, I am concerned with the height of the proposed signage with a height of 34 feet. As a homeowner I would respectfully request your consideration of a sign height on no more than 12 feet in order to keep the residential aesthetics more friendly to a beautiful residential communities surrounding the proposed new Weigel's.

Thank you for your time and consideration of this most important issue.

Sincerely,

Dennis C. Overton  
950 Gettysvue Drive  
Knoxville, TN 37922  
[865-680-1040](tel:865-680-1040)

**IRS Circular 230 Disclosure**

New IRS rules restrict written federal tax advice from lawyers and accountants. We include the following statement in all outbound e-mails because even inadvertent violations may be penalized. To ensure compliance with these requirements, we inform you that any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties that may be imposed on any taxpayer or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

---

**Dennis Overton** <oci9724@aol.com>

Mon, Jul 9, 2012 at 12:01 PM

To: bettyjo.mahan@knoxmpc.org

[Quoted text hidden]



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

---

**Re: Proposed Weigel's at Westland and Ebenezer**

1 message

---

**Derek** <derekulf@gmail.com>

Sun, Jul 8, 2012 at 10:24 AM

To: bettyjo.mahan@knoxmpc.org

Cc: Margot Kline <margotkline@gmail.com>

Hello,

I am a resident of the Bluegrass community (Bexhill) and I am writing to say that I am not opposed to the new store but I very strongly want to see signage smaller than the proposed 34 feet. We deserve a tasteful concept that blends into our community no less than the people who live around the Choto store. Please plan with this in mind.

Thanks for your consideration in this matter.

Regards,

Derek Morgan

[865-684-0213](tel:865-684-0213)



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

---

**Weigel's**

1 message

---

**Don Kline Jr.** <donklinejr@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:27 AM

Hello,

I am a resident of the Bluegrass community (Bexhill) and I am writing to say that I am not opposed to the new store but I very strongly want to see signage smaller than the proposed 34 feet. We deserve a tasteful concept that blends into our community no less than the people who live around the Choto store. Please plan with this in mind.

Thanks for your consideration in this matter.

Regards,

Don Kline Jr.

--

Don Kline Jr.  
Field Service Technician  
Beckman Coulter  
[865-659-9584](tel:865-659-9584)

[KnoxBeerSnobs.com](http://KnoxBeerSnobs.com)





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](mailto:county.mayor@knoxcounty.org); [richard.briggs@knoxcounty.org](mailto:richard.briggs@knoxcounty.org); [ed.shouse@knoxcounty.org](mailto:ed.shouse@knoxcounty.org);  
[mike.hammond@knoxcounty.org](mailto:mike.hammond@knoxcounty.org); [dean.rice@knoxcounty.org](mailto:dean.rice@knoxcounty.org); [tnormanwhs@yahoo.com](mailto:tnormanwhs@yahoo.com);  
[tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org); [mark.donaldson@knoxmpc.org](mailto: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 &lt;bettyjo.mahan@knoxmpc.org&gt;

**6-A-12-UR**

1 message

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

Mon, Jul 9, 2012 at 11:12 AM

**My name is Emily Bieger and I live at 1006 Ashby Road in Farrington Subdivision just off of Ebenezer Road and a block from Westland Road. Thank you for your service to our communities and attention to this matter.**

**I am requesting that the MPC commissioners 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.***

**Emily Bieger**

ebieger@att.net



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Eric Rebmann** <erebmann@msn.com>

Sun, Jul 8, 2012 at 8:11 AM

To: bettyjo.mahan@knoxmpc.org

MPC Commissioners,

My name is Eric Rebmann. I am a 22 year resident of Bennington Subdivion. I live at 1237 Halifax Road.

I'm asking all commissioners to vote NO on agenda item 6-A-12-UR. There is absolutely no need, or purpose served, for Weigel's to erect the size/type of signage which they are requesting.

Obviously, this is NOT an Interstate/Highway Exit situation. **The visibilty of their signage will not be an issue in the financial success of this Weigel's location**, in my humble opinion. Please help our community in this matter. Signage like that used at the Weigel's Choto/Northshore location is all that's needed in this situation.

Thank you for your consideration on this extremely important issue for us.

Eric Rebmann  
1237 Halifax Rd.  
Bennington Subdivision



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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Protests to New Weigle store at Ebenezer and Westland**

2 messages

**ecf8511@** <ecf8511@aol.com>

Mon, Jul 9, 2012 at 12:38 PM

To: bettyjo.mahan@knoxmpc.org

Bettyjo,

I have 19 names of people who have signed cards commenting on subject station. How should I send them to you? Names, addresses and comments? Please let me know.

Thanks Chuck Fleischer

---

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

Mon, Jul 9, 2012 at 2:09 PM

Draft To: "ecf8511@" &lt;ecf8511@aol.com&gt;

Mr. Fleischer

I believe with all the other comments and emails it would not be necessary to send them to us. This email will tell the Commissioners that 19 more people have commented on their desire to have the station fit the neighborhood. If you would like to list their names and send the list in one email that would be alright also.

Sincerely

Betty Jo Mahan

[Quoted text hidden]

--

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



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Weigle Station protest at Ebenezer & Westland**

1 message

---

**ecf8511@** <ecf8511@aol.com>

Tue, Jul 10, 2012 at 11:18 AM

To: bettyjo.mahan@knoxmpc.org

Cc: margotkline@gmail.com

Bettyjo,

Enclosed are the 19 names of people who are opposed to the present style of the subject store. They are all from Charles Towne Landing off Westland Drive adjacent to Ebenezer.

John & Jean Butler, Lucille Saward, Vince Carcello, Bill & JoAnn Countiss, Charles @ Elaine Fleischer, Sue Caradine, Kathleen Davis, Walt @ Elizabeth Kelly, Jeff & Martha Harris, Kay D. Sykes, Joel & Teresa Jones, Amy Stykes and Chris Surber.

These people are the only ones that I could contact and they object to the commercial style of the Weigel' s station not its location.

Thank you for your assistance.

Sincerely,

Chuck Fleischer



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Proposed Weigel's service station at Ebenezer & Westland**

1 message

---

**ecf8511@** <ecf8511@aol.com>

Wed, Jun 13, 2012 at 12:54 PM

To: bettyjo.mahan@knoxmpc.org

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 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>

---

## 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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**"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>

---

## 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



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,

*Andrew Scruggs/KAF*

President  
Gettysvue Community Association

Enclosure



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

2 messages

**Roger Giles** <rwgiles@yahoo.com>

Sun, Jul 8, 2012 at 3:41 PM

Reply-To: Roger Giles &lt;rwgiles@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

MPC,

Regarding the proposed new Weigel's at Estland and Ebenezer, I am opposed to the plan unless it has a monument sign and styling with less neon, like the new Weigel's at Northshore and Choto. I am opposed to the Weigel's highway store styling at this community location.

Roger Giles

8500 Savannah Ct.

(Charles Town Landing)

Knoxville, 37923

---

**Barbara Milligan** <barbara.milligan@yahoo.com>

Sun, Jul 8, 2012 at 7:28 PM

Reply-To: Barbara Milligan &lt;barbara.milligan@yahoo.com&gt;

To: "\"bettyjo.mahan@knoxmpc.org\"" &lt;bettyjo.mahan@knoxmpc.org&gt;

To the Members of the MPC,

In response to the proposed new Weigel's at Estland and Ebenezer, I am opposed to the plan unless it has a monument sign and styling with less neon, similar to the new Weigel's at Northshore and Choto. I am opposed to the Weigel's highway store styling as it does not conform to the architechual beauty of at this community.

Barbara Milligan

9119 Robinwood Lane

Knoxville TN 37922

Crestline Subdivision



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Greg & Tara Adkins** <adkins0406@bellsouth.net>

Sun, Jul 8, 2012 at 8:55 PM

To: bettyjo.mahan@knoxmpc.org

Good evening,

I live in Bexhill neighborhood off of Ebenezer Road and I am strongly opposed to the tall, neon Weigel's sign that is planned for the corner of Ebenezer Rd. and Westland Dr. Please vote no to this agenda item. Thank you for your time.

Have a nice day,

Tara D. Adkins

Bexhill neighborhood resident

Jesus answered, "I am the way, the truth and the life. No one comes to the Father except through Me." John 14:6



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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" &lt;bettyjo.mahan@knoxmpc.org&gt;, "mark.donaldson@knoxmpc.org" &lt;mark.donaldson@knoxmpc.org&gt;

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

**6-A-12UR**

1 message

Steve Hardin &lt;Steve.Hardin@american-national.com&gt;

Mon, Jun 18, 2012 at 4:00 PM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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" &lt;EThomas@etch.com&gt;, Mike McKenzie &lt;jmmcken@comcast.net&gt;, Tom &amp; Linda Reesor &lt;reesor@comcast.net&gt;, 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 &lt;tom.brechko@knoxmpc.org&gt;, Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;

[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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;kdhill\_hill@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

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

&lt;&gt; Ken &amp; Debbie Hill

<> eMail: [kdhill\\_hill@yahoo.com](mailto:kdhill_hill@yahoo.com)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Vote NO on Agenda item 6-A-12-UR**

1 message

---

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

Mon, Jul 9, 2012 at 6:25 PM

Ms Mahan--Please include this note to urge commissioners to turn down this garish design. No matter how interesting and effective the architecture and landscaping is, the signage can ruin it. Other companies are beginning to recognize this even in the sign mess that exists in much of Knoxville's business areas. We can continue to look like a second-rate city, or through the effort of such civic leaders as Bill Weigel we can ameliorate the mess. Folks in the Ebenezer neighborhoods, who constitute the major part of traffic on Ebenezer and Westland, will be happy to do business with a vendor in a pleasing site but we believe they will hold it against those who flaunt neighborhood sensibilities.--Bill and Virginia Schall, 1613 Clemente Lane, Knoxville 37922 (phone 769-4138)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Weigels**

1 message

---

**itatcross@knology.net** <itatcross@knology.net>

Sat, Jul 7, 2012 at 11:35 PM

Reply-To: itatcross@knology.net

To: bettyjo.mahan@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:

- Install 6-foot monument sign and not request any variances that would permit larger signs

- 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.

- Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.

- 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

- 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).

- 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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**James Bond** <james.a.bond@comcast.net>

Mon, Jul 9, 2012 at 8:12 AM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

Good morning. Over the last several weeks my wife and I have been following, with interest, the debate over the new Weigel's proposed for Ebenezer and Westland. While we certainly have no opposition to Weigel's placing a store there, we do agree with all the area home owners associations - Weigel's should show sensitivity to this predominantly non-commercial area and go with a store design that is more in line with the character of the neighborhood (their "Choto" design).

If Weigel's is unwilling to be a good neighbor and revise their store plans, my wife and I respectfully request that you vote "No" on agenda item 6-A-12-UR.

Thank you,  
James and Paula Bond  
8820 Ebenezer Oaks Lane  
Knoxville, TN.





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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**JAMES SERAFIN** <serafin13@bellsouth.net>

Mon, Jul 9, 2012 at 9:25 AM

To: bettyjo.mahan@knoxmpc.org

Hello!

My name is Stacey Serafin and we live in Williford neighborhood off of Bluegrass Rd, 1/2 mile from Blue Grass Elementary. We wanted to write to say that we do OPPPOSE the 34 foot neon sign for the Weigels at the corner of Westland and Ebenezer. We hope that you consider this when voting.

Thank you for your time!

Stacey Serafin



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

**Jeff Gubitz** <jgubitz@jewishknoxville.org>

Sun, Jul 8, 2012 at 5:14 PM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

MPS:

Please vote for a short monument style sign. There is no need for a monster sign at that corner.

A Weigel's store footprint is easily recognizable without a huge sign. This store should be a Choto type store. What was good for that area is certainly most desirable for this location.

I fear for my property values as more and more commercial activity intrudes on Ebenezer and the Blue Grass area. I live just below the store at Bluegrass and Ebenezer and often have to call the store and ask them to turn down their PA system and music.

I still firmly believe that the traffic improvements will only dump more traffic onto a poorly designed section of Westland drive east of the intersection.

**Jeff Gubitz**

1600 Coronada Lane

Knoxville, TN 37922

[865 690 6343](tel:8656906343)



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Jennifer Anderson** <jennikanderson1@gmail.com>

Thu, Jul 12, 2012 at 7:01 AM

To: bettyjo.mahan@knoxmpc.org

We Live in Laurens Glen Subdivision, at 1536 Laurens Glen Lane. We oppose commercial style cluttering on Ebenezer and would like to maintain a residential feel to our area.

Regards,  
Jennifer Anderson



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please Vote NO to MPC Agenda Item 6-A-12-UR unless changes are made**

1 message

Jeremy Miller &lt;jeremy.drew.miller@gmail.com&gt;

Mon, Jul 9, 2012 at 10:47 PM

To: bettyjo.mahan@knoxmpc.org, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

To All It Concerns,

My name is Jeremy Miller and I live in the Farrington subdivision near the proposed new Weigel's site. My neighbors and I have tried to persuade Weigel's to design a Weigel's store that blends in with the residential community it would surround, but our efforts have not been successful.

**Therefore, I respectfully ask that the MPC 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,  
Jeremy Miller***

--

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

[jeremy.drew.miller@gmail.com](mailto:jeremy.drew.miller@gmail.com)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Proposed Weigel's store on Westland/Ebenezer corner**

1 message

---

**Joe Viravec** <jviravec@knology.net>  
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 10, 2012 at 1:44 PM

Dear Ms Mahan: I wish to express my opposition to the current signage plan (25 foot highway type sign) proposed by Weigel's for their store at the above location.

I am in favor of a monument type sign, no higher than 6 feet above ground level as in keeping with the character of the neighborhood and local communities. Also, the store should not be allowed to open for business until the road improvements to Ebenezer and Westland ( turning access lanes) are completed.

Thank you for your consideration in this matter.

Joe and Marlene Viravec  
1210 Farrington Drive  
Knox.



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

---

## Weigels

1 message

---

**John Baird** <jwbaird8@yahoo.com>

Mon, Jul 9, 2012 at 11:11 AM

Reply-To: John Baird <jwbaird8@yahoo.com>

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

I oppose the new Weigels that it being proposed at the corner of Ebenezer and Westland. There already are 3 of these stores within a radius of 2.5 miles. I don't think we need ANOTHER gas station not to mention ANOTHER Weigels.

John and Nancy Baird

[865-769-8629](tel:865-769-8629)



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>

---

## 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>

## 6-A-12-UR

1 message

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

Wed, Jul 11, 2012 at 8:36 PM

Dear Metropolitan Planning Commissioners,

I urge you to vote no on item 6-A-12-UR unless the applicant is willing to make several significant changes to their proposal. These changes include:

1. Installing one or two low monument signs instead of the proposed 34 foot sign
2. Modifications to the building and property design which would make the development similar to the Weigel's that has been built within the Choto development

This is a primarily residential area and the wishes of the surrounding residents should be honored and respected. The proposed signage and design will be an eyesore that will lower property values and are totally unnecessary.

Residents of our community are highly sensitive to these issues as evidenced by the recent outcry over signage in Sherrill Hill and the new Bearden Chick-Fil-A. They should not be ignored.

Thank you.

Joyce Feld  
President, Scenic Knoxville

- The neighborhoods surrounding this Weigel's are in an unfortunate position to have to ask the MPC Commissioners to vote no to a store we actually WANT, but just want with low signage and neighborhood styling.
- Negotiations have not resulted in any changes, although we are still hopeful that Mr. Weigel is open to them.
- I took photographs of every single sign on Ebenezer, and that even including the church sign that is about 40 feet tall (only 20 feet of it above grade) the mean height of signs is less than 8 feet and they are almost entirely monument signs.
- The neighborhood position is that the Weigel's Corporation has established two prototypes: one for General Commercial on highways and at interstate exits, and one for neighborhoods (Choto). We are not asking them to do anything unreasonable, and what we want is very much like what they have already established as the "neighborhood prototype."
- We are asking for darker roof and canopy color and preferably a more residential look to the canopy roof (no red neon stripe), because the corner of Westland/Ebenezer sits down in a "bowl" and there are many homes in Gettysvue that overlook it. That was not the case at Choto, which is on flatter ground.
- The Choto development did not allow the name "Weigel's" in red neon script on the building. We would not have a problem with "Weigel's" being on the store at this location as long as the neon stripe was removed from the canopy.
- I do not believe there would not be neighborhood opposition to two 7- to 8-foot monument signs... one at the entrance on Westland and one at the entrance on Ebenezer... since there is traffic approaching on both streets and two low, ground-lighted monuments would be far preferable to one tall, lighted pole sign on the corner.
- The neighbors see this as a great opportunity for Weigel's to establish a high standard for development on the rest of the plant nursery's Ebenezer frontage, which is all zoned planned commercial, not to set a precedent for tall, unnecessary signs.

- Almost all of the traffic here is local neighborhood traffic, and the customers will know the store is there before it even opens its doors.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Ebenezer Westland Weigel's**

1 message

---

**The Halfords** <halford-knox@earthlink.net>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:47 PM

Dear Ms. Mahan:

I am writing to express my concern over the planned 34 foot neon sign that is to be erected at the proposed Weigel's at Ebenezer and Westland. First, let me assure you that I am not opposed to their construction of a market but I am concerned about the aesthetics of the current plans. If Weigel's is granted permission to proceed with their planned signage that will set a precedence for any future commercial development that may occur along Ebenezer Road in the growing Blue Grass Community. It is my understanding that Weigel's argument is that customers will not be able to locate the market without the planned signage. I can assure you as a consumer, Weigel's will not have any problems attracting customers without a massive sign. Over the years Weigel's has become one of Knoxville's icons and it does not require a huge sign to attract customers. It is foreseeable that if this one sign is allowed to be displayed, that this area will wind up being a community of unsightly neon signs rather than the neat, attractive community that is characteristic of this area.

I would appreciate your consideration of the long-term effects this approval would have on our community.

Thank you!

Sylvia Halford



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no on 6-A-12-UR**

1 message

---

**Judy & Sam** <waymanjl@att.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 4:16 PM

My name is Sam Robinson, I live at 8629 Dalemere Drive in Farrington Subdivision off of Ebenezer Road. My family has lived at this address for over 30 years; we have seen many changes to the area during that time. We realize that portions of Ebenezer Road will be commercialized, and actually welcome it, if commercialization will be done in a way to blend with the area's existing neighborhood environment. Mr. Weigel wants a tall, highway type sign at this proposed business at the corner of Westland and Ebenezer because that type of sign fits his typical design model. We are asking for a more progressive design approach such as low monument style signs, subdued colors and subdued lighting that considers the business surroundings. I request that the MPC insist the new Weigel's design on Ebenezer to be similar to the new Weigel's at Choto Road.

The design of Mr. Weigel's new business is critical to the area because it will be used as an example for future businesses. If he builds an attractive business that is compatible with the neighborhood instead of a highway design, others will be more likely to follow. This will help preserve the neighborhood atmosphere of our area.



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Judy Gilbert** <jbgilbert@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 10:56 PM

I oppose the tall neon sign Weigel's wants to place at their new store on Ebenezer at Westland.

Judy Gilbert  
8744 Shoreham Boulevard  
Knoxville, TN 37922  
(Brentmoor Subdivision)

"IN GOD WE TRUST"



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

---

**(no subject)**

1 message

---

**Julie Webb** <juliedwebb26@gmail.com>

Mon, Jul 9, 2012 at 10:42 AM

To: bettyjo.mahan@knoxmpc.org

This is to urge Weigel's to go for the handsome signage and building design that it has a Choto. Wigel's will set a new standard for the entire area and an appreciative community will come shopping. Please do it!  
Julie Webb



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

---

## Large Weigles sign

1 message

---

**Devore, Kay** <DevoreKF@roanestate.edu>

Mon, Jul 9, 2012 at 9:07 AM

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

As a homeowner in Brentmoor Subdivision I am not in favor of putting a large sign at Westland and Ebenezer.

Kay Devore

---

This email is intended for the addressee and may contain privileged information. If you are not the addressee, you are not permitted to use or copy this email or its attachments nor may you disclose the same to any third party. If this has been sent to you in error, please delete the email and notify us by replying to this email immediately.



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

---

## Weigel's sign

1 message

---

**Keith Ely** <imgr82da@hotmail.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:48 AM

When I first heard about a new Weigel's going in I was under the impression people were opposed to it. Now it seems the only problem is the height of a sign. If there are NO curent limitaions. then Weigel's can put up any size sign they want. I think they are being reasonable with what they have suggested but if asked nicely maybe the might reconsider and install a slightly shorter sign. Just ask nicely.

Keith Ely  
[imgr82da@hotmail.com](mailto:imgr82da@hotmail.com)  
1205 E. Woodshire Dr.  
Knoxville, TN 37922  
[865-414-4594](tel:865-414-4594)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Ken Mann** <kmann@edsouth.org>

Mon, Jul 9, 2012 at 10:17 AM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

I am a resident of Farrington Subdivision and am urging you to **vote no on the agenda item 6-A-12-UR**.

I live at 1105 Farrington Dr. and have lived in the Ebenezer area for over 20 years.

Three points:

1. We want to **keep our area residential** and neighborhood friendly – not commercial.
2. **Storm water runoff - Existing flooding** issues exist east of Ebenezer on Westland Drive  
I would like to receive a copy of the stormwater study for this planned development.
3. **Traffic - frequent accidents** occur at both intersections where Westland Drive intersects Ebenezer (both traffic lights).

Please vote no and protect our residential neighborhood.

Sincerely,

Ken Mann, CTP

Assistant Vice President

Educational Funding of the South, Inc

178 North Seven Oaks Dr

Knoxville, TN 37922

[kmann@edsouth.org](mailto:kmann@edsouth.org)

(865)342-0676 (Voice)

(865)806-1378 (Cell)

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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>

---

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

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

2 messages

**Kristi Bailes** <kristi\_bailes@yahoo.com>

Sun, Jul 8, 2012 at 5:25 PM

Reply-To: Kristi Bailes &lt;kristi\_bailes@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

Hello!

As a concerned citizen and part of the Blue Grass community, thank you for considering my opinion when voting to erect a neon "highway" style sign for a proposed Weigel's at the corner of Ebenezer Rd. and Westland Drive.

I am not against Weigel's or commercial development in my area, frequent area businesses, and work with local businesses on fundraising projects, as a parent and current staff member of Blue Grass Elementary School.

However; I would like to see the "village" or "neighborhood-friendly" path to development continue in our area, and I am opposed to "highway" style signs and lighting for our beautiful and historic community.

Thank you in advance for your time and attention to this matter.

Sincerely,  
Kristi C. Bailes  
9100 Sway Branch Lane  
Knoxville, TN 37922  
[kristi\\_bailes@yahoo.com](mailto:kristi_bailes@yahoo.com)  
865.789.9693

---

**Kristi Bailes** <kristi\_bailes@yahoo.com>  
Reply-To: Kristi Bailes <kristi\_bailes@yahoo.com>  
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Sun, Jul 8, 2012 at 5:25 PM

Hello!

As a concerned citizen and part of the Blue Grass community, thank you for considering my opinion when voting to erect a neon "highway" style sign for a proposed Weigel's at the corner of Ebenezer Rd. and Westland Drive.

I am not against Weigel's or commercial development in my area, frequent area businesses, and work with local businesses on fundraising projects, as a parent and current staff member of Blue Grass Elementary School.

However; I would like to see the "village" or "neighborhood-friendly" path to development continue in our area, and I am opposed to "highway" style signs and lighting for our beautiful and historic community.



Thank you in advance for your time and attention to this matter.

Sincerely,  
Kristi C. Bailes  
9100 Sway Branch Lane  
Knoxville, TN 37922  
[kristi\\_bailes@yahoo.com](mailto:kristi_bailes@yahoo.com)  
865.789.9693



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

---

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

1 message

---

**Lala Smith** <lalamsmith@bellsouth.net>

Sun, Jul 8, 2012 at 1:09 PM

To: bettyjo.mahan@knoxmpc.org

Please vote "NO" on the above agenda item. This is OUR community and we do not want a 34-foot pole with neon lights. We do not want a 25-foot pole either!!!!!!!!!!!!!! Monument sign, please! Mr. Weigel needs to have some integrity and do the right thing.

Lala Smith  
9216 Colchester Ridge Rd. (Benington)  
Knoxville 37922



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

---

**MPC Agenda Item#25, 6-A-12-UR**

1 message

---

**LARRY LOWELL** <llowell@flash.net>

Mon, Jul 9, 2012 at 3:48 PM

To: bettyjo.mahan@knoxmpc.org

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

Hi Betty,

Please pass this e-mail along to the MPC Staff & Commissioners for the July 12 MPC meeting.

As contact person for the 7 Oaks East Sub-division I am asking the Commissioners to support the communities' request that the 34-ft (recommended 25-ft by MPC Staff) proposed signage for the new Weigel's store (LKM Properties) be replaced by Monument sign(s) only as was recently done for the Weigel's store in Farragut.

Thank You,

Larry Lowell, Chair of the Planning & Development Committee for the 5 Sub-divisions surrounding the Sherrill Hill 105 acre development.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**New Weigels at Ebenezer and Westland**

1 message

**Linda Jobe** <lindarjobe@gmail.com>

Mon, Jul 9, 2012 at 11:08 AM

To: bettyjo.mahan@knoxmpc.org

To whom it may concern,

My name is Linda Jobe and I live at 1109 Albemarle Lane in the Farrington subdivision. Although I would much prefer the design of the Weigels at Choto, I must admit that any improvement to the property is better than how it looks now. I would hope that Mr Weigel would see the benefits to his business such a step of goodwill would cause. Instead of the majority of his potential future customers resenting his presence here, we could celebrate his far-sightednesses and magnanimity.

Linda Jobe



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

---

## New Weigels

1 message

---

**Linda Morgan** <lmaglow@comcast.net>

Mon, Jul 9, 2012 at 9:01 AM

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

We are also opposed to a distasteful sign and construction at this Weigels

Linda Morgan  
Sent from my iPad



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda items 6-A-12-UR**

1 message

---

**Linda Parris** <lindy8835@yahoo.com>

Sun, Jul 8, 2012 at 2:45 PM

To: bettyjo.mahan@knoxmpc.org

Dear County Commissioner's,

My name is Linda Parris. I live at 1217 Farrington Drive. Please vote no to agenda items **6-A-12-UR** in your upcoming meeting this week on a request by Weigel's not comply with homeowners requests in the area. Ebenezer families do not wish to have our street look like Kingston Hwy. Most places of business on Ebenezer have sought to respect our request for a neighborhood friendly look in designing their properties. Knoxville and Knox County seem to be headed in the right direction as far as future growth, according to the news. But where does the environment play into this picture? If people like Mr. Weigel who sits on the signage committee insists on not working with neighborhoods to achieve the most eye pleasing environments, how does this make Knoxville look progressive. As, commissioner's, this is your opportunity to show that you truly care about the future of our city and county.

Cordially yours,  
Linda Parris



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

---

**no neon sign please**

1 message

---

**Bruce & Lisa Martin** <lmartin977351@comcast.net>

Sun, Jul 8, 2012 at 12:26 PM

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

Dear Ms. Mahan,

Please do not allow the new big neon sign that Weigel's is planning. I think it would be an eyesore.

Thank you.

Lisa Martin  
1317 Wenlock RD Knoxville 37922  
[\(865\) 765-2128](tel:(865)765-2128)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

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

1 message

**LARRY LOWELL** <lowell@flash.net>

Tue, Jun 12, 2012 at 4:29 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Dene French &lt;denefrench@comcast.net&gt;, "TootieM125@aol.com" &lt;TootieM125@aol.com&gt;

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**No vote for agenda item 6-A-12-UR**

1 message

---

**TootieM125@aol.com** <TootieM125@aol.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 8:38 AM

Dear MPC Commissioners:

As co-presidents of the Sevenoaks Subdivision, we are asking you to vote **no** to agenda item 6-A-12-UR. We are asking you to vote **no** because of our firsthand experience of what happens to a community once business becomes a "new" neighbor, who cares only about its financial investment and future. For years we had the serenity of the woods of the Sherrill Hill property. We now have the buildings, the lights, the traffic, the noise, new burglaries, and the constant reminders that progress can sometimes be brutal. Each time a new business announces it is coming to the Sherrill Hill development or the Landings at Cedar Bluff, we hold our breath and wait for the proposed sign announcement and wonder if we will have to fight another 50 foot sign.

This nightmare is about to begin for the many residents surrounding the proposed Weigel's at the corner of Ebenezer and Westland. Presently the signs from Kingston to this corner on Ebenezer are monument signs. Presently there are no invasive lights. Presently there are no 34 foot signs. But, as soon as you give permission for the proposed sign, the face of Ebenezer will change and the possibility of Ebenezer becoming another Broadway, or Clinton Highway, cluttered with so many signs that it is impossible to read any of the signs will become not only a possibility but a probability.

How sad that we now have neighborhoods having to battle developers just to maintain the beauty of the areas we have invested in. This should not be happening. We welcome new businesses. We know these businesses guarantee more jobs and hopefully keep our young people here. We are an educated population. We use the GPS in our cars, on our cell phones, and, yes, even our computers. We no longer enjoy looking at a clutter of signs to indicate where we are going. How do we educate realtors and developers about our no longer wanting to be a city of tall, ugly signs? Where is the pride of realtors and developers in Knoxville? Aldi's, Gordon Foods, and Chuy's worked with my community in using monument signs. Passing by these stores several times a day, I know they are busy.

We know you have to abide by the laws concerning signage for business, but we hope you will let Mr. Weigel know how displeased so many of us are to the point that we will not utilize his services.

Again, our final plea is asking you to vote **no** to agenda item 6-A-12-UR. Thank you for your time in reading this e-mail.

Sincerely,

John and Tootie McCook  
125 Essex Drive, 37922



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

---

**please vote no to agenda item 6-A-12-UR**

1 message

---

**Mallory Lehn** <thelehns@bellsouth.net>

Sun, Jul 8, 2012 at 1:06 PM

To: bettyjo.mahan@knoxmpc.org

Ms.Mahan,

It would be inappropriate to allow this giant neon sign. Ugly to our neighborhood and not even visible to highway drivers.

Mallory Lehn  
9220 Mesa Verde Lane  
Knoxville, TN 37922



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

---

**Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's as stipulated below**

1 message

---

malloyrs@aol.com <malloyrs@aol.com>

Fri, Jul 6, 2012 at 2:42 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.***

Thank You and Best Regards,  
Randall S., Charlotte S., and Rachel M. Malloy,  
Farrington Subdivision Homeowners @  
1112 Farrington Drive,  
Knoxville, TN 37923



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;jdmanning24@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

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>

---

## Please vote No to agenda item 6-A-12-UR

1 message

---

**Mann** <mannkl@live.com>

Mon, Jul 9, 2012 at 9:16 AM

To: bettyjo.mahan@knoxmpc.org

My name is Laura Mann. I live on Farrington Drive in Farrington Subdivision. I am not opposed to a Weigels going in at the corner of Westland and Ebenezer, but I am opposed to a commercial looking building. That is right at the entrance of my subdivision. I do not want lots of neon lighting. I do not want a tall, commercial looking sign. I hope that Mr. Weigel takes into consideration the residents of the many neighborhoods in this area. A nice, attractive, unassuming community-style building would be nice. I can drive less than 2 miles to Kingston Pike or Northshore Drive if I want to be in a commercial area. Please help keep our residential areas residential.

Thank you for listening.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Marcy Meldahl** <marcytn@bellsouth.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 4:31 PM

I am a homeowner in Farrington subdivision, which is next to the proposed Weigel's development. I am not necessarily opposed to the Weigel's store, but I do want the signage to be on the ground, as it is in the Choto area.

My understanding is Mr. Weigel is "passionate" about what he does, and that's fine. But we also request Mr. Weigel (since apparently he is the sole decisionmaker) to consider that we are passionate about our homes (which are our most valuable asset) and in fact the entire Ebenezer Road area. I have lived here for almost 30 years and plan to remain. Mr. Weigel contends he must have a highway-sized sign in order for people to see his gas prices. This is ridiculous, inasmuch as the people who travel Ebenezer either live here or pass through on their way to work, at least two times a day. In any case, and they are most likely to be his customers and the extreme signage is not necessary to attract people already using the roads.

I would appreciate the MPC's consideration of our request.

Marcia Meldahl

1108 Farrington Drive

Knoxville TN 37923



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

---

**concerning 6-A-12-UR**

1 message

---

**Margie Pickens** <gmpickens2@yahoo.com>

Sun, Jul 8, 2012 at 3:55 PM

Reply-To: Margie Pickens <gmpickens2@yahoo.com>

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

To the MPC:

I would like to urge you to take a hard look at this resolution. I have lived in the Farrington subdivision for a number of years. I am not anti-development or anti-Weigels. I, however, would like to see the height of the signage and the lighting issues to be addressed so that this business helps to retain the character of our neighborhood. I'm sure we all want to find a solution that is good for the neighborhood, the county and for Weigel's.

Thank you,  
Margie Pickens

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](mailto: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

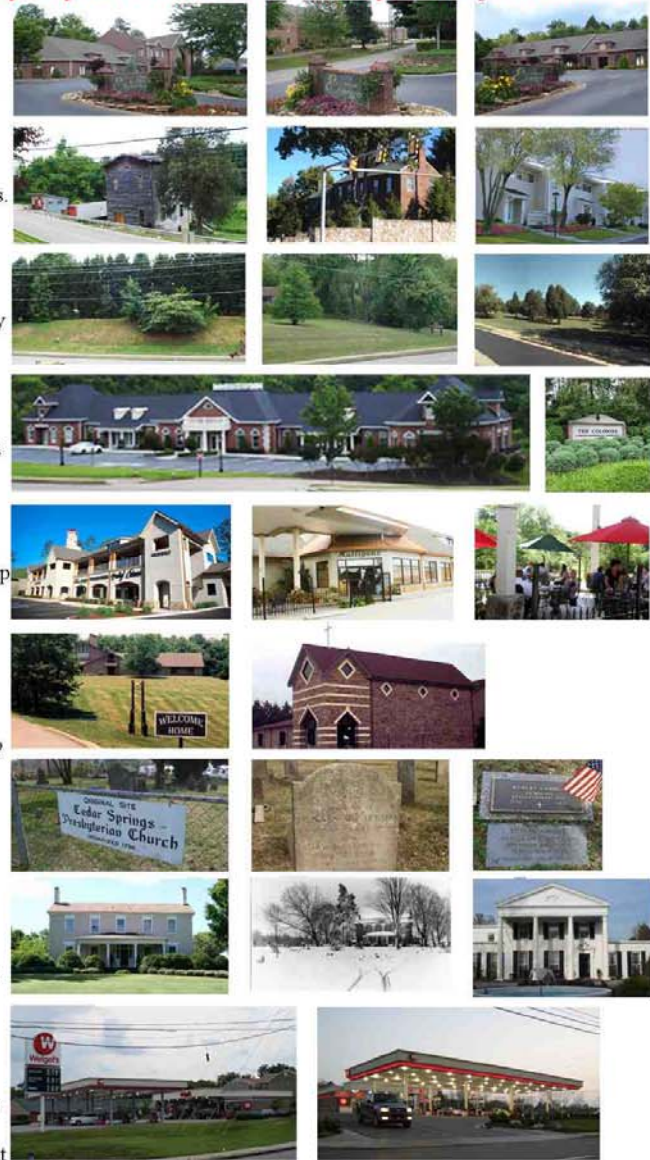


Minor changes to exterior, landscaping and signage would make use acceptable and enhance rather than hurt community



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

- 1 Ebenezer Crossing & Offices (OA/CA)  
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 Gettysvue (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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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

President, Woods at Bluegrass HOA, 8845 Ebenezer Oaks Lane, Knoxville TN 37922



# EXISTING EBENEZER PROPERTIES AND SIGNS

There are 37 signs on Ebenezer Road. Almost all of these are monument signs made of stone or brick.

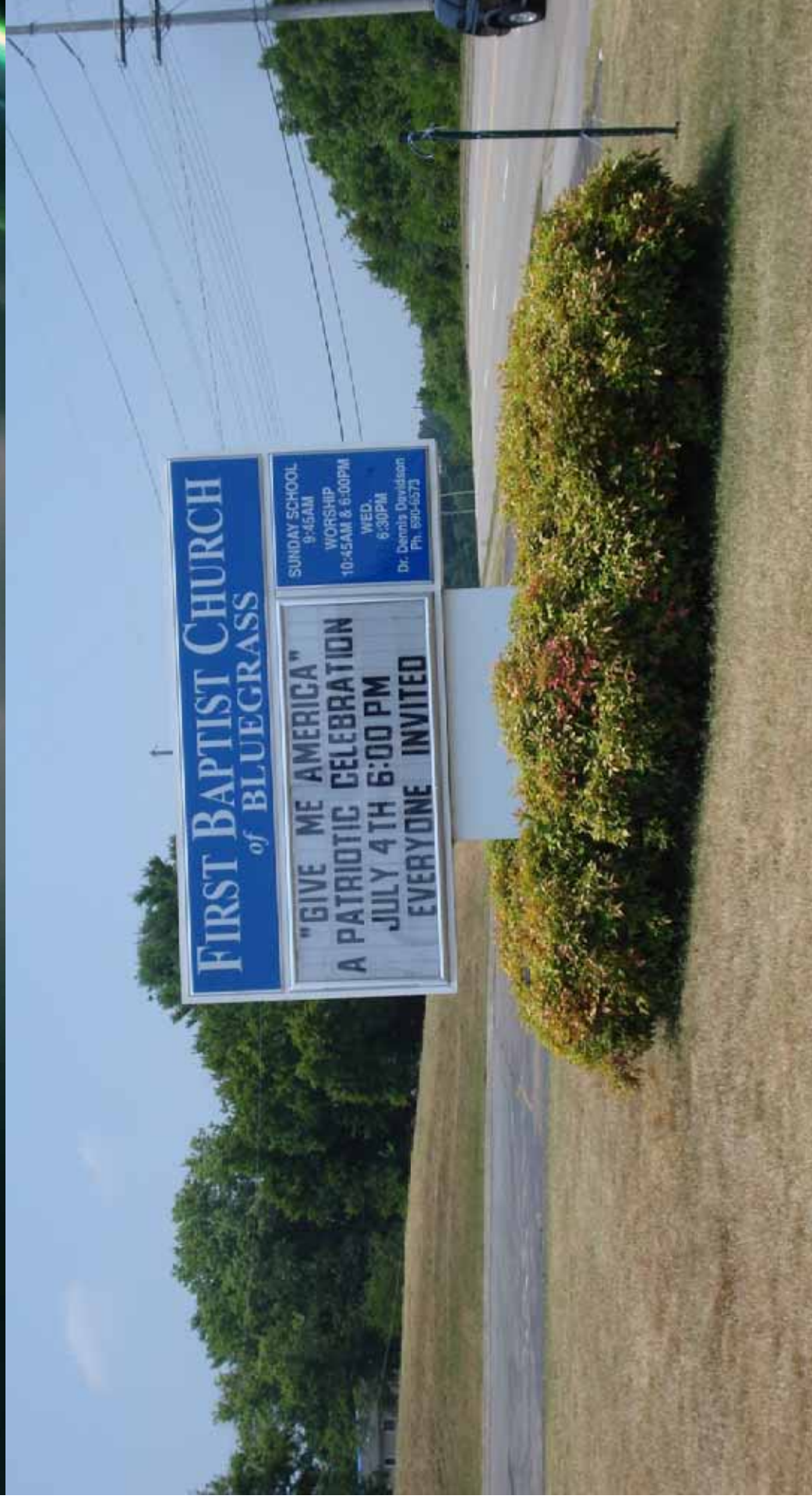
Average sign height for all Ebenezer signs = 7.6 feet

1920 Ebenezer Rd.  
This business (Eagle Bend Development) was built  
in 2009 with residential materials and styling and  
has no ground sign at all





1905 Ebenezer Rd.  
First Baptist Church of Bluegrass  
- approx. 10 foot monument sign





Corner of Ebenezer and Ashmeade and  
Corner of Ebenezer and Bishops Bridge  
Single-family residential neighborhood (Farmington)  
Entrance signs (1 Of 2) approx. 8 feet at top of sign;  
approx. 15 feet at top of roof





Corner of Ebenezer and Grenada Blvd.  
Single-family residential neighborhood (Foxfire)  
Entrance monument approx. 6 feet





1601 Ebenezer Rd.

The Weigel's on the corner of Bluegrass has a sign of approx. 20 feet. There are only two internally lighted commercial signs on Ebenezer, and both are Weigel's.

The glowing red orb on this sign is visible from hillside homes in The Woods at Bluegrass and Foxfire when leaves are off the trees. Neighbors like the store, but hate the sign because it is out of character.





Corner of Ebenezer and Bluegrass Rd.  
The Blue Grass School sign, directly across  
Bluegrass Rd. from Weigel's - is approx. 6 feet.  
Looking north shows that there are no other  
lighted commercial signs along Ebenezer.





Corner of Ebenezer and Bluegrass Rd.  
Single-family residential neighborhood (Woods at Bluegrass). This entrance monument is approx. 6 feet and is directly across street from Weigel's





1532 Ebenezer Rd.

Ebenezer Children's Academy has no ground sign at all. When it was built in 2009, developer Oliver Smith allowed the Architectural Review Committee from The Woods at Bluegrass subdivision next door to choose roof, brick, and paint color to be consistent with residential architecture and the subdivision entrance monument. This business has had full capacity and a waiting list since the day the doors opened.





Corner of Ebenezer Rd. and Westin Place  
Single-family residential neighborhood  
(Westchester) entrance - approx. 6 feet





Corner of Ebenezer and Gatwick Dr. and  
Corner of Ebenezer and Bexhill Dr.  
Single-family residential neighborhood (Bexhill) has  
two identical entrance signs—one at each entrance.  
Each is approx. 6 feet. Still no lighted commercial  
pole signs anywhere in view looking north.





1439 Ebenezer Rd.  
This business (Bluegrass Veterinary Clinic) has a wood  
sign that is approx. 6 feet





Corner of Ebenezer and Highbridge South and  
Corner of Ebenezer and Highbridge North  
Single-family residential neighborhood (Willow  
Bend) has an entrance monument at each entrance.  
Each is approx. 7 feet





1402 Ebenezer Rd.  
The business (Native Designs Landscaping) was  
built in 2010 using residential materials to fit in  
with the area's character. Sign approx. 4 feet





Corner of Ebenezer Rd. and Shoreham Blvd. (west)  
Corner of Ebenezer Rd. and Colchester Ridge Rd.

Single-family residential neighborhood  
(Benington) has two identical entrances. The  
belltowers are approx. 15 feet; the entrance walls  
are approx. 7 feet





Corner of Ebenezer and Shoreham Blvd. (east)  
Single-family residential neighborhood (Brentmoor) -  
Entrance monument approx. 5 feet





Corner of Ebenezer Rd. and Wesley Place  
Single family residential neighborhood (Wesley Place)  
This entrance is about 1,000 feet from the proposed  
Weigel's. The Wesley Place entrance wall is approx. 4  
feet and the posts are approx. 8 feet





The Proposed Weigel's sign would be very visible from Wesley Place entrance and would change the look of the road and character of the area from Agricultural to Highway Commercial





# Architecture and Landscaping of Wesley Place





Corner of Ebenezer Rd. and Colchester Ridge (east)

Corner of Ebenezer Rd. and Farrington Dr.

Single-family residential neighborhood (Farrington) has two entrances with monuments approx. 5 feet. This entrance is about 1,000 feet from the proposed Weigel's.





# Architecture and Landscaping of Farrington





## 1001 Ebenezer Rd.

Ebenezer United Methodist Church (circa 1893) has an internally lighted, grandfathered sign annexed to city. Weigel's reports that this sign is 37 feet high; however it sits back 40 feet from the road and is approx. 20 ft. below grade. This highly out-of-character sign is likely to be changed, because the entire church is undergoing renovation.





## 1000 Ebenezer Rd.

This corner, where Weigel's is proposing to go in, shares property lines with private homes in Farrington and is catycorner with private homes in Wesley Place. It is two blocks from a very large community pool. It is within the Parental Responsibility zone for West Valley Middle School. This is a crossroads for the community and therefore a "Village Center" for the Ebenezer community. There is significant pedestrian traffic here from joggers and schoolchildren. This is not a highway intersection.





8730-8810 Westland Dr.

Historic properties and entrance to Plantation Springs  
single-family residential (on Westland) are about 1,200  
feet east of proposed Weigel's





8800 Westland Dr.  
Entrance to Maple Grove Inn (circa 1825) and historic  
Cedar Springs graveyard (circa 1796)



# Maple Grove Inn





8810 Westland Dr.

Cedar Springs Church still owns and maintains the cemetery next to Maple Grove. A church representative stated, "Putting a neon-stripped gas canopy and a tall sign on the corner would be as bad as what they did in front of Baker Peters."



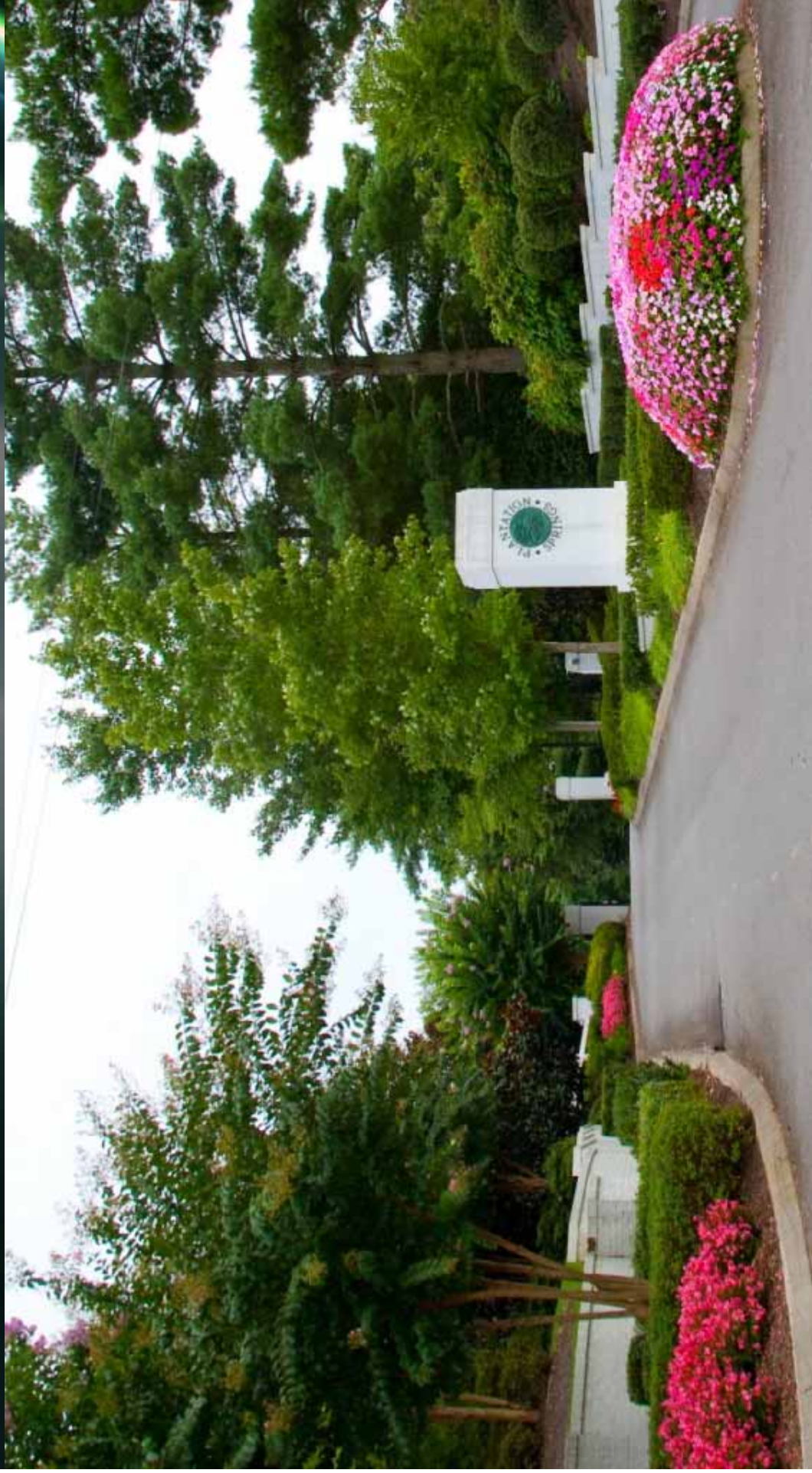


The old graveyard is at a higher elevation than the neighboring plant nursery. Gettysvue homes are in the distance. The Weigel's roof, canopy, and sign would be visible when leaves are off trees or if trees are cleared.





Corner of Westland Dr. and Evelyn Mae Way  
Entrance to Plantation Springs single-family residential  
next door to Maple Grove Inn





# Architecture and Landscaping of Plantation Springs

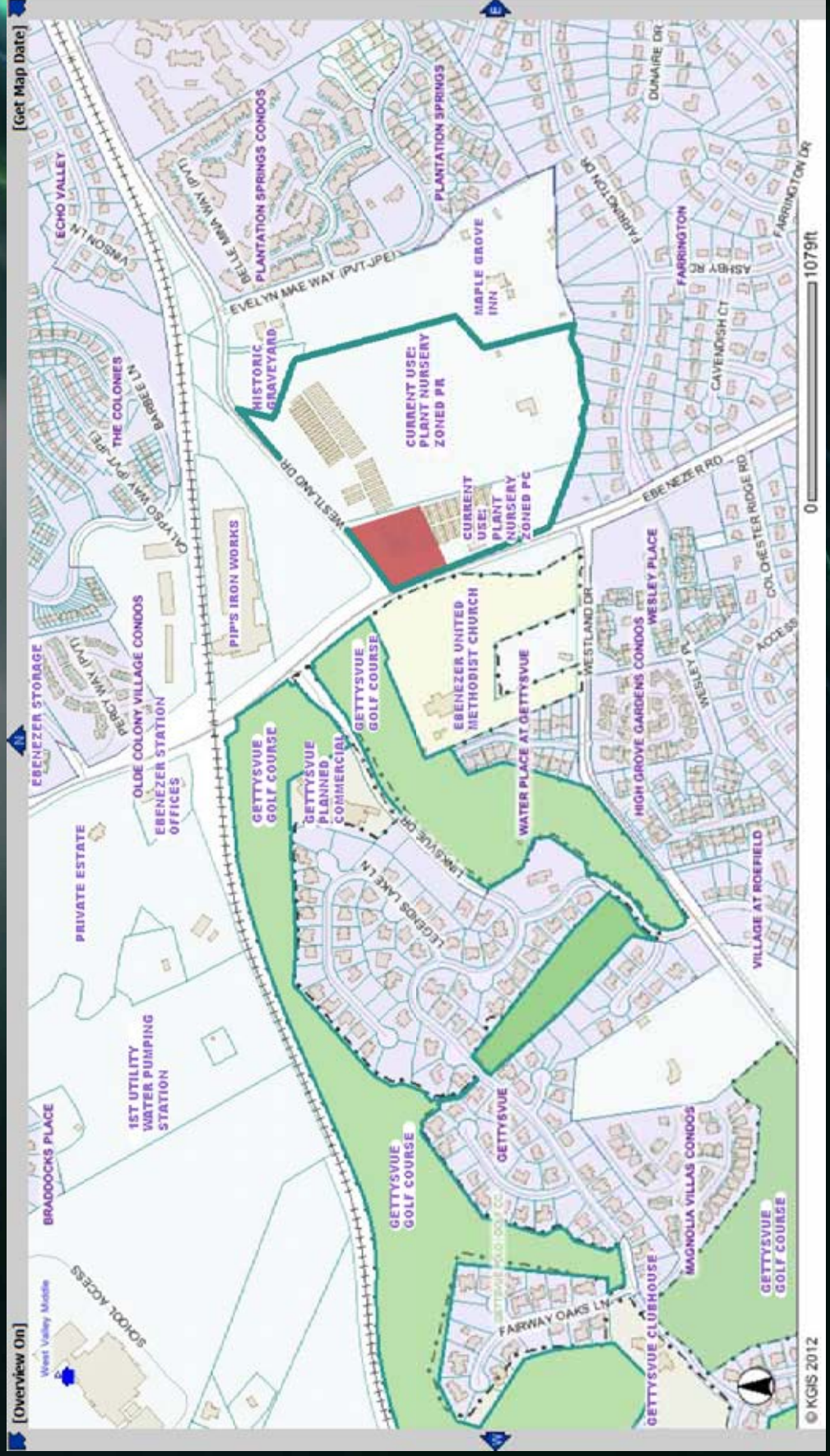


Corner of Ebenezer and Linksvue Dr.  
Returning to Ebenezer, the Shops at Gettysvue are just north of the intersection with Westland where the Weigel's would go in. This is a 12-foot multiple-tenant monument sign with no interior lighting.



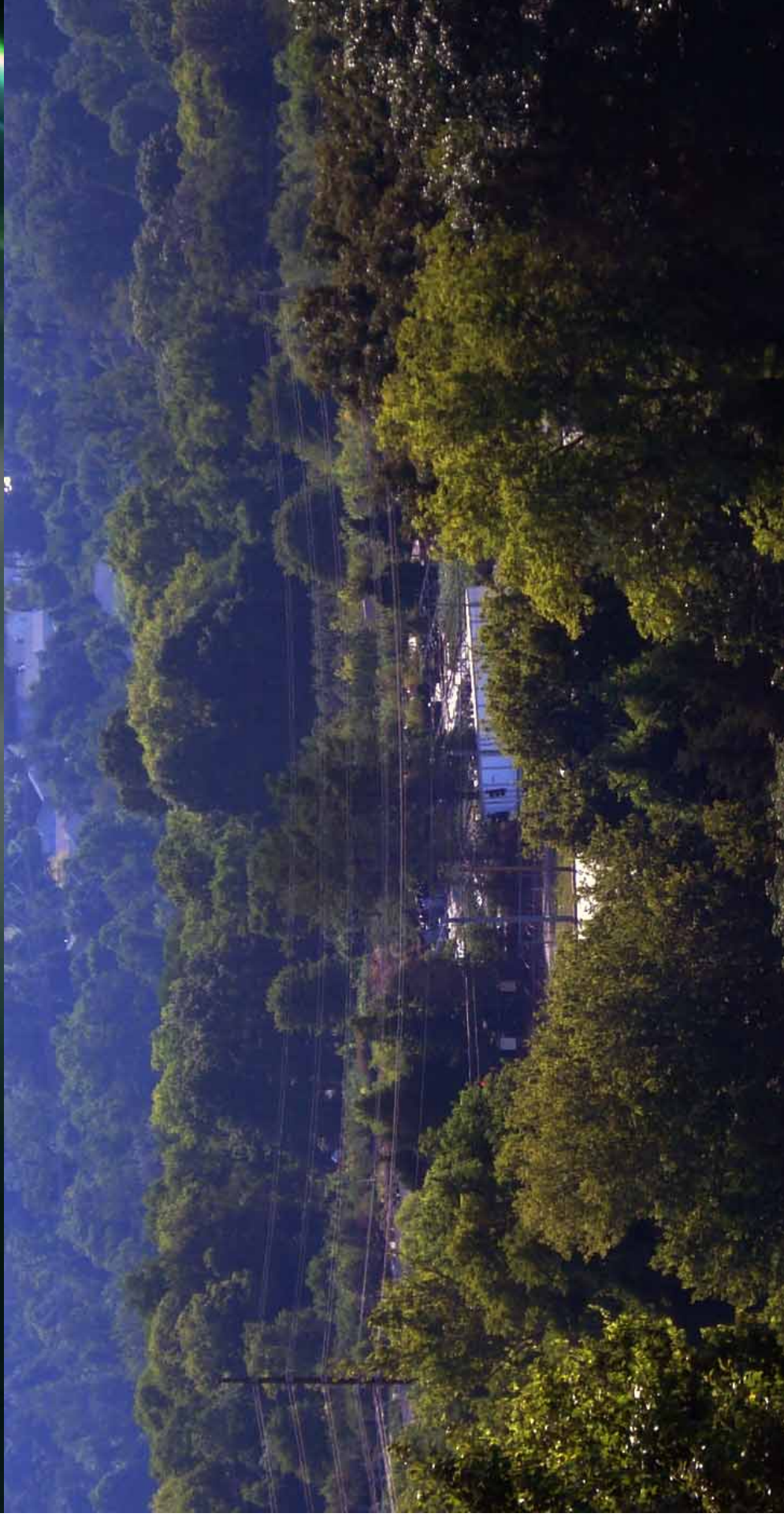


Proposed Weigel's location in red—proximity less than 1,000 feet from Gettysvue shops, Gettysvue homes, and Gettysvue Golf Course as well as homes in Highgrove Gardens, Wesley Place, and Farrington and the historic graveyard and Maple Grove Inn.





View of Westland/Ebenezer intersection and the proposed Weigel's site from homes on Legends Lake Lane, Gettysvue. A lighted Weigel's pole sign would be highly visible, as would any neon lighting on the gas canopy.



# Architecture of Gettysvne Shops





# Architecture and Landscaping of Gettysvne Homes





# Architecture and Landscaping of Gettysvue Entrance and Golf Course





900 Ebenezer Rd.

Continuing north on Ebenezer, across from the Shops at Gettysvue is Pip's Iron Works - It has a 15-foot unlighted sign that is set back 90 feet from the road. Very little of the building is visible from Ebenezer and none is visible from Westland.



855 Ebenezer Rd.  
Just north of Pip's are Ebenezer Station Offices, also within view of Gettysvue homes on the hill. This development used residential materials to fit the character of the area and the estate next door.





The Ebenezer Station monument sign has only ground lighting and appears to be about 5 ½ feet tall



**Intersection of Ebenezer and S. Peters**  
**Architecture and Landscaping**  
**for 20-acre Private Estate**





A storage facility on the hill across from Ebenezer Station is not visible from the road and has no access from Ebenezer. It has a 6-foot unlighted sign. This sign is almost certainly not legal, since it appears to be located off the premises of the business it is advertising.





Corner of Ebenezer and Olde Colony Trail  
Multi-family residential neighborhood (Olde Colony  
Village Condos) are also across from Ebenezer  
Station - They have a 4-foot monument sign



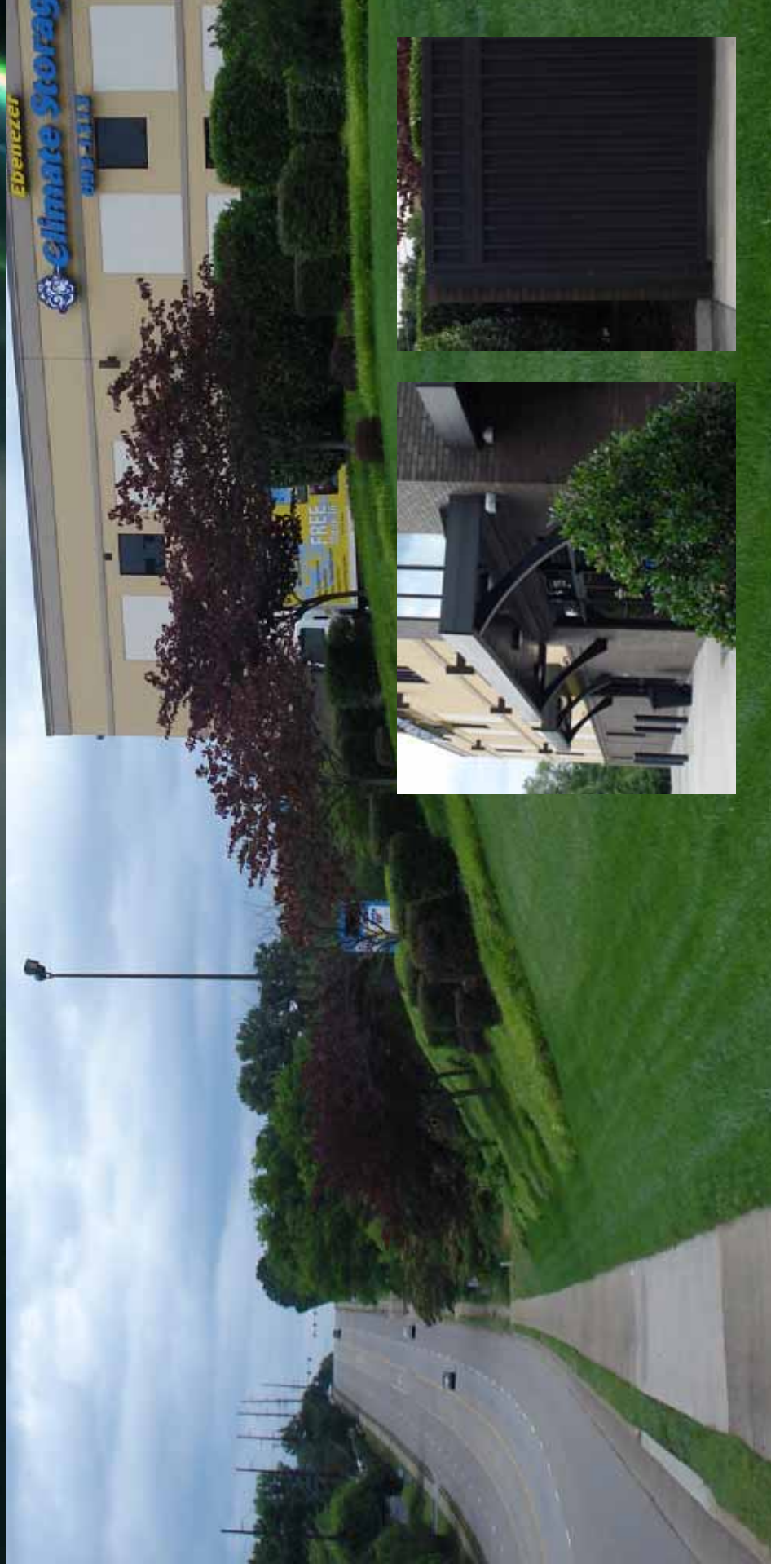


Multi-family residential neighborhood (The Colonies Condos) share a driveway with Olde Colony Village and also have two 4-foot monument signs. The view north along S. Peters shows no lighted pole signs.





735 Ebenezer Rd.  
Ebenezer Storage, on the corner of Ebenezer and S. Peters and directly across from the private residential estate, has no ground sign and used a neutral color scheme and residential-look beams as well as a very large landscaped lawn that hides the parking lot from street view.





717 Ebenezer Rd.

Next to Ebenezer Storage, Creekside Pet Resort has an unlighted sign that was recently installed in a pre-existing frame. The top of the sign face appears to be about 7 feet above grade.





Corner of Ebenezer and Wessex Rd.  
Single-family residential neighborhood (Hanfields)  
entrance sign - approx. 4 feet





701 Ebenezer Rd.  
This 5-acre horse farm across from Hanfields has  
no sign, but a lot of horse fencing





Corner of Ebenezer and Brucewood  
single-family residential neighborhood (Lenox  
Place) monument sign appears to be about 8 feet





600 Ebenezer Rd.  
The Weigel's at Ebenezer and Gleason Rd. is the 2<sup>nd</sup>  
Weigel's on Ebenezer. The lighted sign (approx.  
15-20 feet but at 25-30 foot elevation) is out of  
character with the area but was there first...  
residential growth has boomed around it.





334-516 Ebenezer Rd.

The Offices at Ebenezer, on the northeast corner of Gleason and Ebenezer, used residential materials and also used lighting details that reflect the history of the area. Monument sign 4 feet





409 Ebenezer Rd.  
Ebenezer Mill - Circa 1870. This structure, which is across from the Offices at Ebenezer, is on the National Historic Register. It is part of Charles McClung's farm, "Statesview," which also still exists and is on the register. This building has Historic Overlay zoning. It is not marked and has no National Register or Tennessee Historic Places sign.





Corner of Ebenezer and George Williams Rd.  
The Jones Landscaping and Lawn Repair business has a  
small unlighted sign that appears to be approx. 5 feet





305-327 Ebenezer Rd.  
Ebenezer Crossing. These offices and professional spaces also used residential materials and design elements to maintain the character of the area. The sign is approx. 5 feet





Corner of Ebenezer and Rosemont Blvd.  
Just north of Ebenezer Crossing offices on Ebenezer is Briarglen. This single-family residential neighborhood entrance sign is slightly above grade - approx. 7 feet





Corner of Ebenezer and Cedar Springs Lane  
Hanna Place Office Park - North of Briarglen on  
Ebenezer. Multi-tenant development serving a  
6-acre office park, approx. 10 foot monument style





Because of the stable residential nature and history of the Ebenezer community and the average sign height of 7.6 feet on Ebenezer Rd., area residents are asking Weigel's to use low signage and residential materials that are similar to those used in Gettysvvue, Wesley Place, Farrington, and Plantation Springs. As it did at Choto, these measures would minimize the appearance of general or highway commercial.

We welcome a store that maintains the standard practice of building with residential styling and low monument signage. These standards were used by ALL of the recent commercial and office developments on Ebenezer Rd., including the shops at Gettysvvue, Native Designs Landscaping, Ebenezer Academy, Ebenezer Crossing, Ebenezer Station, Eagle Bend Office, Ebenezer Storage, and the Offices at Ebenezer.





# Specific Requests

1. Brick and stone materials for the Westland/Ebenezer convenience store that are the same as brick and stone used on the convenience store at Choto
2. One exterior -lighted monument sign exactly as built at Choto allowed on Ebenezer. One identical exterior -lighted monument sign exactly as built at Choto allowed on Westland
3. Permitted: The standard red neon "Weigel's" name over the front of the convenience store
4. Black horse -farm style fencing exactly as built at Choto constructed on Ebenezer and Westland frontage
5. Dark wood -beam look canopy posts with decorative arms exactly as built at Choto
6. Dark wood -beam look arbor/pergola for outdoor seating as at Choto
7. Canopy underlighting exactly as installed at Choto; illumination to Farragut specs
8. All exterior lights except one security light turned off after 11 PM as at Choto
9. Bronze/brown sheathing or roofing material used on the store and canopy exterior instead of white/beige as used on the store and canopy exterior at Choto
10. No red neon stripe on the canopy at this store
11. Store does not open until after new turn lane work completed on Westland and on Ebenezer
12. Landscaping—including evergreen perimeter barrier plantings as at Choto—installed within 6 months of store opening
13. No requests for lighting or signage variances
14. New site plan showing specs for signs, building materials, lighting, and landscaping provided to MPC staff and approved prior to issuance of any building permits



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Regarding Weigel's**

1 message

---

**Marie J. McGuigan** <mjm246@bellsouth.net>  
To: "McGuigan, Marie J" <mjm246@bellsouth.net>

Sat, Jul 7, 2012 at 9:28 PM

To our Knox County officials and Metropolitan Planning Commission members:

**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>

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**jmmcken** <jmmcken@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 9:28 PM

***Judy & Mike McKenzie***

***1147 Highgrove Garden Way***

***Knoxville Tn 37922***

***865-567-4533***



**7-5-2012 ebenezer road signs.pdf**

7534K





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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Melanie Sardonia** <mlsardonia@yahoo.com>

Tue, Jul 10, 2012 at 5:00 PM

Reply-To: Melanie Sardonia <mlsardonia@yahoo.com>

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

I oppose the neon Weigel's sign they are proposing to install at Westland and Ebenezer.

Melanie Sardonia  
8833 Mallow Drive  
Knoxville, TN 37922  
Bexhill neighborhood  
Children attend Bluegrass  
Teacher at A. L. Lotts

Thank you!



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

---

## Please Vote NO to Agenda Item 6-A-12-UR

1 message

---

**Melissa Fesler** <melissa.fesler@gmail.com>

Tue, Jul 10, 2012 at 8:28 AM

To: bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,

My name is Melissa Fesler. My family and I live in the Farmington Subdivision on Wickersham Drive. Our children attend Blue Grass Elementary School where I am blessed to work in the cafeteria.

I recently learned about a new Weigel's being built on Ebenezer. I am a faithful Weigel's shopper and yet I am not excited about a 34 foot neon Weigel's sign.

Please vote NO to Agenda Item 6-A-12-UR. Please help keep our part of Knoxville green and family oriented!

Thank you,

Melissa Fesler  
[melissa.fesler@gmail.com](mailto:melissa.fesler@gmail.com)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**FW: Please vote no on 6-A-12-UR**

1 message

---

**McKenzie, Mike M** <Mike.Mckenzie@morganstanleysmithbarney.com>Mon, Jul 9, 2012 at  
2:13 PM

To: "Undisclosed recipients:"@ms.com

***Thanking you in advance for your consideration of the neighborhood wishes for the Weigel's signage at the corner of Westland and Ebenezer.***

***Mike McKenzie***

***1147 Highgrove Garden Way***

***37922***

***Mike McKenzie***

***Morgan Stanley Smith Barney***

***Senior Vice President***

***Financial Advisor***

***1111 Northshore Dr. N160***

***Knoxville, Tn. 37919***

***865-330-0726***

***866-755-9037 fax***

***800-448-0020***

***mike.mckenzie@mssb.com***

***Requests for financial transactions, including orders, cannot be accepted via email***

---

Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

The sender of this e-mail is an employee of Morgan Stanley Smith Barney LLC. If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Morgan Stanley Smith Barney reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers/mssbemail.html>. If you cannot access this link, please notify us by reply





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](mailto: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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 &lt;bettyjo.mahan@knoxmpc.org&gt;

Cc: Rebecca Longmire &lt;rebeccalongmire@hotmail.com&gt;, Laura Cole &lt;cole5137@bellsouth.net&gt;

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

**Gaylord, Nan M** <ngaylord@utk.edu>

Sun, Jul 8, 2012 at 9:56 PM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

Dear MPC,

I have been a resident of Farrington neighborhood for 26 years. I do not want a Weigel's at the corner of Westland and Ebenezer. However, if that is to happen the structure should contribute positively to the residential community. The sign should be a monument sign only (no tall lighted sign) with lights low, no neon. A nice example of the structure requested can be found on Northshore at Choto Road. The type of Weigel's structure proposed will detract from the neighborhood and change the gestalt of the area.

Additionally, the traffic at the intersection is backed up during rush hour and the Weigel's will add to the congestion. Road work, I have been told, is planned however completion of the road work prior to Weigel's building and business is required.

Thank you for voting no on the proposal as submitted. Resubmission of the proposal with changes as requested will be considered by me and other concerned homeowners.

Nan Gaylord





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**vote NO on 6-A-12-UR**

1 message

---

**ken.noggle@comcast.net** <ken.noggle@comcast.net>

Fri, Jul 6, 2012 at 4:01 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

I am a long time resident of Farrington Subdivision in west Knox County.

I am upset with Weigel's attempt to ignore our community's input regarding their offensive design plan for a new store at the corner of Westland and Ebenezer.

Weigel's has previously used an improved design for their store at the corner of Choto and Northshore. I believe they could and should be encouraged to modify their current plans for the Westland/Ebenezer store to more closely follow the Choto/Northshore design, which is more community friendly. Residents in the subdivisions adjacent to the Westland/Ebenezer site feel that changes must be made to Weigel's original plan.

I oppose their current plan. Without the requested modifications listed below, I encourage you to VOTE NO on 6-A-12-UR.

**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,***

***Kenneth Noggle  
8804 Cavendish Ct.***

***Farrington Subdivision***



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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" &lt;EThomas@etch.com&gt;, Mike McKenzie &lt;jmmcken@comcast.net&gt;, Tom &amp; Linda Reesor &lt;reesor@comcast.net&gt;, 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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**6-A-12-UR**

1 message

---

**Scott Garris** <SGarris1437@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:29 PM

Hello,

I oppose the tall sign planned by Weigel's at the corner of Ebenezer and Westland. I would prefer a monument sign. I do not oppose the gas station/convenience store, just the unnecessarily large sign in a neighborhood setting.

Sincerely,

Patti Garris

1437 Buxton Dr

Knoxville Tn 37922

[\(865\) 230-8626](tel:(865)230-8626)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Weigel's proposed new site on east side of Ebenezer**

1 message

---

**Patty Fowler** <pattyfowler@comcast.net>  
To: bettyjo.mahan@knoxmpc.org  
Cc: Patty Fowler <pattyfowler@comcast.net>

Sun, Jul 8, 2012 at 9:37 AM

To whom it may concern:

I am HOA President of Sevenoaks West, now in the heart of all new commercial development. I am writing to oppose the high sign slated for the new Weigel's development on the east side of Ebenezer and south of Westland. This area is becoming more and more congested each day due to developments around it.

I ask that the Weigel's development be downsized from a regular Watt Road "truck stop" to a more congenial neighborhood establishment. I also request the signage be lowered a great deal so as not to obstruct the natural beauty of the area and also the neighborhoods surrounding it.

Thank you!

*Patty Fowler*

"If you change the way you look at things,  
the things you look at change."  
Wayne Dyer, Author



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

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

1 message

---

**Paul Norder** <pnorder@bellsouth.net>  
Reply-To: pnorder@bellsouth.net  
To: bettyjo.mahan@knoxmpc.org  
Cc: Marie McGuigan <mjm246@bellsouth.net>

Mon, Jul 9, 2012 at 1:02 PM

Dear Ms. Mahan---

(Please forward to MPC members. Thanks!)

My name is Paul Norder, a resident of the Farrington community at 1313 Farrington Dr.

I am requesting that you vote NO re: the subject agenda item as it is now written. First of all, I fail to understand the need for a FOURTH Weigel's within a distance of about 1.5 miles! (There are three existing Weigel's on Ebenezer, at the intersections of Northshore, Bluegrass and Gleason roads!) But if you feel the need to approve the subject item I request that it only be approved with the following conditions:

1. The facade around the top of the building be an earth tone color rather than brighter white or cream color, like was done at Mr. Weigel's Northshore/Choto location.
2. Only a monument sign, no higher than 10 feet, be used. No form of pole signage should be acceptable. Again, the pro forma should be Mr. Weigel's Northshore/Choto location.
3. Existing set-back requirements are maintained; please do not grant any setback waiver.

What I am asking for is a gas station that is built in the style of the Weigel's station located on Northshore near the Choto Road intersection. So far, Mr. Weigel has insisted that a monument sign (like at the Choto location) would not be sufficiently high enough for the proposed station at Ebenezer and Westland. It might be interesting to ask Mr. Weigel if he has been able to quantify the loss of business he has experienced at the Choto location because he was restricted to a lower monument sign!

Respectfully, Paul Norder



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

---

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

1 message

---

**Penny Nye** <penny@pennylainepapers.com>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 9:20 PM

I am writing to urge you to vote NO to agenda item 6-A-12-UR.

I live in Gettysvue and am extremely concerned that the proposed plan will ruin the residential feel of the entrance to ours and numerous other neighborhoods in close proximity to the proposed site. If this Weigels does go forward there is absolutely no reason necessitating a tall or even moderately tall neon sign.

If this was your neighborhood, I am sure you would feel the same.

Thank you,  
Penny Nye  
9201 Putters Way  
Knoxville, TN 37922



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no on 6-A-12-UR**

3 messages

**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



President, Woods at Bluegrass HOA  
8845 Ebenezer Oaks Lane  
Knoxville TN 37922

---

 **7-5-2012 ebenezer road signs.pdf**  
7534K

---

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


Thu, Jul 5, 2012 at 3:41 PM

[Quoted text hidden]

--

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

---

 **7-5-2012 ebenezer road signs.pdf**  
7534K

---

**Stanley Persinger** <stanleypersinger@yahoo.com>  
Reply-To: Stanley Persinger <stanleypersinger@yahoo.com>

Thu, Jul 5, 2012 at 7:49 PM

To: Margot Kline <margotkline@gmail.com>, "anders@holstongases.com" <anders@holstongases.com>, "ubailey65@gmail.com" <ubailey65@gmail.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "s.johnson692@gmail.com" <s.johnson692@gmail.com>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>  
Cc: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, Richard Briggs <rmbriggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, "cooten@weigels.com" <cooten@weigels.com>, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>

I have been to both of these meetings and live in Farrington subdivision which is directly adjacent to the nursery on whose property this Weigels is proposed. It was very apparent at the meeting which Mr Ooten attended that Mr Weigel did not like people telling him what to do and that he had already made up his mind about the sign style and height and was not going to change it regardless of the communities desires.

We do not want to tell him what to do but he should at least listen and do the right thing in this situation instead of doing only what the law requires. We only want to keep the character of the area substantially what it is today. The Weigels can fit in to this character if it wishes to do the right thing.

The remainder of the nursery which is selling to Weigels is zoned the same as the proposed Weigels and will probably be developed shortly after the Weigels is built. This development will be in the back yard of several Farrington houses and will directly effect the character of the neighborhood in a negative way. It is important that the first store on this nursery property set a good example for those that will surely come after the Weigels is built.

I believe this nursery property is in a designated flood zone. The area immediately adjacent to the nursery has had significant drainage problems recently and back as far as 1984. Construction of the Weigels will surely have a negative effect on the drainage as will the proposed changes to the Westland and Ebenezer roadways. Water direction flow will probably be effected by the proposed changes. Has a water drainage assesment been done for this property?

Please vote NO on 6-A-12-UR unless Mr. Weigel (applicant) changes his site plan application in the manner suggested by Mrs. Kline below.

Sincerely  
Stanley N and Jimmie L Persinger  
1120 Farrington Dr.  
Knoxville, TN 37923  
865-690-1669  
Cell 865-603-3396



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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 accomadation 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



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

---

**Weigels on Ebenezer Road . . .the 4th Weigels on that road! Vote no on 6-A-12-UR**

1 message

---

Rebecca Prenshaw <bpreshaw@yahoo.com>

Mon, Jul 9, 2012 at 11:13 AM

Reply-To: Rebecca Prenshaw <bpreshaw@yahoo.com>

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

We as the residents of this area, have made reasonable attempts to persuade Weigel's to amend its plan to no avail. I appeal to the MPC to help protect the basic nature of our neighborhood while also allowing commerce to flourish. This is the fourth Weigel's to be put on Ebenezer Road. I have heard rumors of one closing, but if one does, what does that leave us? An empty Weigel's building which will be very unsightly! I am asking for your help in this matter.

Rebecca Prenshaw  
1100 Albemarle Lane (Farrington Subdivision)  
Knoxville, TN 37923  
(at this address since March 1989)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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" &lt;bettyjo.mahan@knoxmpc.org&gt;

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Reynolds, Bobby (Controller/Midsouth)** <ReynoldsB@vmcmail.com>

Mon, Jul 9, 2012 at 5:48 PM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

Cc: "bobbycreyn@hotmail.com" &lt;bobbycreyn@hotmail.com&gt;

My wife and I reside at 1215 Gettysvue Way and were some of the first residents in Gettysvue, 17 years ago. We have seen lots and lots of change in that time period. Most of this change has been for the better. We would greatly appreciate you influencing the Weigel's people to make some "neighborhood friendly" changes to their proposed store on the corner of Ebenezer and Westland Drive in West Knoxville. A low profile sign is a must. Anything higher than the building is not in the best interest of our neighbor hood. Additionally low density lighting and extensive landscaping would be very much appreciated. It is our understanding these types of concessions have been made on their new store at Choto Road, so we do not feel our requests are unreasonable.

We very much enjoy doing business with Weigel's and will certainly continue in the future, if these concessions are made.

**Bobby Reynolds**

**Midsouth Division**

**865-579-2901**



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no to agenda item 6-A-12-UR**

1 message

**Rick Prenshaw** <prenshaw@yahoo.com>

Mon, Jul 9, 2012 at 11:15 AM

Reply-To: Rick Prenshaw &lt;prenshaw@yahoo.com&gt;

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

I am a resident of Farrington subdivision and live on 1100 Albemarle Lane. I have reviewed the MPC documents on the Weigel's proposal and attended the meeting with Mr. Ooten at Ebenezer UMC.

Weigel's apparently is not receptive to a proposal to place a smaller sign, like their sign on the new store on Chotto Road - that done only because it was required by zoning regulations. It seems that Mr. Weigel does not want anyone to tell him what kind of sign he can put up in Knox County neighborhoods, other than our governmental representatives.

I am strongly opposed to the proposal to allow Weigel's to place a "highway" style sign in our neighborhood and request that the MPC, therefore, vote NO on the proposal.

Thank you for your consideration.

Eric R. Prenshaw III  
1100 Albemarle Lane  
Knoxville, TN 37923



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**"NO" to item 6-A-12-UR/Weigel's at Ebenezer and Westland**

1 message

**ROBERT ALBISTON** <rkalbi@bellsouth.net>

Sun, Jul 8, 2012 at 8:21 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Lucinda Albiston &lt;lucindaalbiston@yahoo.com&gt;, Margot Kline &lt;margotkline@gmail.com&gt;

Dear Ms. Mahan;

I understand that you are registering citizen concerns regarding the impact of the proposed new Weigel's on Ebenezer Road and Westland Drive. I would like to enter the following:

- 1) The character of the neighborhood will be adversely impacted by the proposed construction of the Weigel's gas station from the perspective of esthetics, traffic congestion, air quality, and light pollution; therefore, I am opposed to the approval of this type of use.
- 2) The proposed "interstate" architectural style with it's 34-foot sign and lighting is unsightly and gaudy. I certainly oppose this construction style. In the worst case, should the site be approved for gas/convenience mart use, the type of construction done by Weigel in the Choto area with a hipped roof, more tasteful and dimmer lighting, and a lower pedestal sign is strongly requested.

The proposed use will certainly have a disturbing impact on the quality of life and character of our neighborhood and our homelife. Let's not have so much "progress" that we no longer have a place worth living in!

I vote "NO" to item 6-A-12-UR

Thank you for your time and consideration.

Robert Albiston  
9218 Honors Way  
Knoxville, TN 37922





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

---

## Please vote no to agenda item 6-A-12-UR

1 message

---

**Rob Shomaker** <rshomaker@gmail.com>

Mon, Jul 9, 2012 at 6:09 PM

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

Cc: Kristin Shomaker <kristin.shomaker@gmail.com>

Hello,

I am a resident of the Bexhill neighborhood and it has recently come to my attention that Weigel's would like to build at the corner of Ebenezer and Westland. While I am not opposed to this construction - although I find it odd given the close proximity to three other Weigel's stores - I am vehemently opposed to a 34 foot sign at this intersection. This would be nothing short of an eyesore to the landscape. The residents of this area deserve better. Please vote against allowing a sign of this height or any height taller than a typical tombstone style sign.

Thank you for your consideration in this matter.

Rob Shomaker

Sent from my iPad



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**roth103@comcast.net** <roth103@comcast.net>

Tue, Jul 10, 2012 at 12:14 AM

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

We are opposed to the excessive and oversized signage and commercial style of the proposed plan.

L. Evans Roth  
Nancy E. Roth  
1031 Cragfont Way  
Plantation Springs  
Knoxville 37923



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Weigels Sign**

1 message

---

**Andrew Scruggs** <andrewscruggs@live.com>  
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 10, 2012 at 10:32 AM

To whom it may concern,

I am in favor of the lowest sign possible. I am not in favor of the project at all with there already having 3 weigel store within 2 miles of proposed site. If the project moves forward I'm for less neon and lower visibility. I don't want our neighborhoods to look like Kingston Pike. If a higher sign is allowed we will have set a precedence and who knows what Ebenezer will look like in a few years.

Andrew Scruggs

9201 Friars Way

Knoxville, Tn.

37922



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

---

## Please vote no to agenda item 6-A-12-UR

1 message

---

**Sherry Crawford** <shcrawford@knology.net>

Sun, Jul 8, 2012 at 7:26 PM

To: bettyjo.mahan@knoxmpc.org

I live in Benington at 9220 Colchester Ridge road and I am strongly opposed to the 34 foot commercial neon sign planned to be erected at the new Weigel's site. I purchased my home based on the nice residential area and the lack of commercial signs. If it is deemed that we need another Weigels, then the sign should be low and mimic the residential materials used in neighborhoods like Gettysview, Wesley Place, Farrington, and Bennington. Thank you for your consideration in this matter. Sherry Crawford





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**JUST SAY NO TO AGENDA 6-A-12-UR (Weigels Sign--Ebenezer Road)**

1 message

---

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

Sun, Jul 8, 2012 at 8:58 PM

Please do not put this huge sign up at the new Weigels at Ebenezer and Westland. People can see the store and a small sign is all that would be necessary. Weigels are all over town and they all look the same--people know their stores. PLEASE DO NOT DO THIS.

Sherry Fritts  
Brentmor Subdivision  
1404 Clear Brook Drive (off Ebenezer--1 block away from the new Weigels to be)  
PH: 693-7922

BLUZGAL

John 3:16  
FOR GOD SO LOVED THE WORLD THAT HE GAVE HIS ONE  
AND ONLY SON, THAT WHOEVER BELIEVES IN HIM  
SHALL NOT PERISH BUT HAVE ETERNAL LIFE



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

---

## Weigel's Sign

1 message

---

**Shirley Haney** <shirley.haney1@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 4:21 PM

I am respectfully requesting that Weigels sign proposed for the corner of Ebenezer and Westland be rejected. The size is much too large for the neighborhood. A much smaller one would work as well. It appears they are trying to attract interstate traffic to the store. I think the unsightly sign would devalue houses in the neighborhood. Thank you for your consideration.

Respectfully,  
Shirley P. Haney  
1624 Clear Brook Drive  
Knoxville, TN 37922  
Brentmoor Subdivision  
[865-531-0549](tel:865-531-0549)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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](tel:865-397-1840)  
[onyxfarm@bellsouth.net](mailto: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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Fwd: Weigels matter at Ebenezer Rd and Westland Drive**

1 message

---

**Dan Kelly** <dan.kelly@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Jul 10, 2012 at 8:18 AM

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

From: **Robin Hill** <robin.hill8@gmail.com>  
Date: Tue, Jul 10, 2012 at 6:55 AM  
Subject: Weigels matter at Ebenezer Rd and Westland Drive  
To: dan.kelly@knoxmpc.org  
Cc: Margot Kline <margotkline@gmail.com>, Axel C Ringe <onyxfarm@bellsouth.net>

To: Dan Kelly, MPC Staff  
Members of the Knoxville Knox County Planning Commission

From : R. M. (Robin) Hill  
Chairman  
Sierra Club Harvey Broome Group  
11504 Mountain View Road  
Knoxville Tn 37934

I am writing you to identify three concerns that reside with this matter.

1. The sign has a planned height of 35 feet above grade. This height seems excessive and unnecessary since the proposed store will be located facing Ebenezer Road at the Westland Drive/ Ebenezer Traffic signal, The store can be easily seen by any driver passing the site . It will be a neighborhood store and will therefore be predominantly a place where the neighborhood and the users of Ebenezer and Westland trade. A ground ,mounted sign of the type used at Smith Road in Farragut and Campbell Station Road In Farragut is adequate for the Weigels logo, and gas prices. The ground mounted sign can have the traditional Weigels design and color and that is easily recognized as being a Weigels store. Substitution of a lower sign for the 35 foot high sign would provide adequate signage and will not encroach on the view shed for residents living nearby or on higher elevations some distance away.
2. The distinctive Weigels building, canopy and colors will be very visible night or day and immediately recognized as a Weigels store by any user driving by. It should not be illuminated by any strip lighting since there will be plenty of light in the evening hours just from the lighting under the canopy
3. An exterior brick similar to that planned fro the Choto Road Store or similar to that used in the office buildings north of the NS Crossing would be desirable for neighborhood compatibility would seem to fit the needs or architectural compatibility in the neighborhood.

The foregoing suggestions are not big issues and their adoption for this Weigels would be welcomed by the neighborhood.

It's not too late for Weigels and the neighborhood to come together with Mr. Weigel on some mutually satisfactory resolution of the problems discussed in items 1, 2, and 3.

Robin Hill

--  
Dan Kelly  
MPC, Development Services Manager



(865) 215-2500



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

---

## Please vote no to agenda item 6-A-12-UR

1 message

---

**Simone Silvestri** <sjsilvestri@gmail.com>

Mon, Jul 9, 2012 at 9:56 PM

To: bettyjo.mahan@knoxmpc.org

Good evening,

My name is Simone Metzger (1201 Wenlock Road, Knoxville, TN 37922) and I ask that you please vote no to agenda item 6-A-12-UR. I am a new homeowner in the Benington subdivision and do not want to see the street that I take my 18 month old son for wagon rides on become the next Cedar Bluff Road or Kingston Pike.

I do want to see growth in the area and am looking forward to having a place where I can buy a few goods within walking distance.

Regards,  
Simone



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**Please vote no on 6-A-12-UR**

1 message

Steve Hardin <Steve.Hardin@american-national.com>  
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Mon, Jul 9, 2012 at 4:52 PM

**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.***

7/7/2012

I believe the signage similar to Chotto Rd would not only fit the neighborhood, but add style and class to

the store and will in no way affect the amount of customers entering the store.

Steve Hardin

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Fwd: Please help us**

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org>

Wed, Jul 11, 2012 at 8:14 AM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;Buz.Johnson@knoxmpc.org&gt;, Tom Brechko &lt;Tom.Brechko@knoxmpc.org&gt;

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

From: **Steven Cobb** <steve@cobbddata.com>

Date: Tue, Jul 10, 2012 at 5:31 PM

Subject: Please help us

To: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)

Ms. Donaldson,

My name is Steven Cobb, and I live at 1109 Farrington Drive, which is approximately ½ mile from the proposed Weigels store at the corner of Westland and Ebenezer Roads. My Wife and I have lived in this community since 1979. I have watched the area grow from mostly farm land and a two lane road to numerous subdivisions and a busy 4 lane road. Thru all this the community has remained mostly homes, churches and a few professional offices. I have worried about our area becoming another Cedar Bluff. Cedar Bluff was once a beautiful area. It still is if you can get past the huge signage. When I drive Nubbins Ridge Road, at night, I can see the Cedar Bluff area. It is so brightly illuminated that the light pollution is felt even at that distance.

I welcome Weigels to the community as a Knoxville company and as a good neighbor. They have been on Ebenezer almost as long as I have. It is convenient to have them here. In addition they offer our community employment. Across Ebenezer from the proposed location is my Church, Ebenezer United Methodist. I have attended that church since 1979. There is no huge massive bright sign here. If you drive down Ebenezer Road you will notice the trees and the foliage and the lack of tacky signage. This proposed Weigels location is so far from any major intersection or interstate ramp that no signage could be seen from any significant range. In addition Ebenezer Road is not straight or level. Any signage is going to have a limited line of sight. So, why is Weigels trying to put in such a large highway sign in a small community? It make no sense. It would not, and could not draw in any travelers from distant venues. Ebenezer is not traveled by out-of-towners or site-seekers. It is traveled by those who live here. We know where the Weigels are. We don't need a large bright neon monument to Weigels glaring in our faces or polluting the night sky. It is hard enough to see the stars as it is.

So, I say welcome to the new store. But please leave the large, gaudy, light polluting, energy wasting signage to the main highways.

Please help us. Insist Weigels install a low wattage and community friendly sign of appropriate height. After all, this is a company that make its living serving the local community.

Thank You,

Steven and Susan Cobb





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>

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Tammy Blaine** <tammyblaine@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 8:32 PM

Ms. Mahan,

I oppose a tall neon Weigels sign at the corner of Westland and Ebenezer. This is a lovely residential area, and a large sign would be an eye sore. Please vote no and support this great community.

Tammy Blaine  
9223 Colchester Ridge Road  
Knoxville, Tn. 37922



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](http://www.uscellular.com) for info.





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

---

## Sign

1 message

---

**TRACY MARSH** <tracy.marsh@knoxschools.org>

Sun, Jul 8, 2012 at 12:09 PM

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

I am sending this in opposition to the huge Weigles sign proposed on Westland Drive and Eninezer would be a terrible eye sore in our community. We would much prefer a sign such as the one on Northshore near Choto.

Thanks for your time.

Tracy Marsh

Sent from my iPhone



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

---

## Weigels on Ebenezer

1 message

---

**Hurst, Travers C.** <hursttc@ornl.gov>

Mon, Jul 9, 2012 at 11:08 AM

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

Ms. Mahan, my wife and I (Monica Hurst) are opposed to the large sign and interstate style Weigels that is being proposed on Ebenezer. Please advise if there is anything we can do to further voice our displeasure.

Thank you ,

Travers Hurst  
1106 Willowood Road  
Knoxville, TN 37922



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

---

**Please vote no to agenda item 6-A-12-UR**

1 message

---

**Kent Turnbull** <scouterkent@gmail.com>  
To: bettyjo.mahan@knoxmpc.org

Thu, Jul 12, 2012 at 1:57 PM

Dear Ms. Mahon

Please vote against Agenda Item 6-A-12-UR if Weigels is not willing to install monument type of signs. With all of the traffic on Ebenezer Rd. and Westland Dr. a overly tall sign is not needed and definitely not wanted. Please keep the sign pollution off of Ebenezer Rd.

Thank you,

Kent Turnbull  
Farmington Subdivision.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**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



(865) 670-0124



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

---

## Sign at Westland

1 message

---

**Susan Weber** <skwsky@yahoo.com>

Sun, Jul 8, 2012 at 10:20 PM

Reply-To: Susan Weber <skwsky@yahoo.com>

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

I would like to state, that as a homeowner in a subdivision off Westland, how important it is to oppose this. We DO NOT WANT TO LOOK like Cedar Bluff Rd. what an eye sore,  
and that was all approved.

I oppose the large, monster sign that Weigels has proposed

Susan Weber  
1204 Ashfield Circle  
Knoxville, Tn. 37922



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Weigel's convenience store on Ebenezer Road**

1 message

Saunya Wenger &lt;saunyawenger@gmail.com&gt;

Mon, Jul 9, 2012 at 8:24 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

**Dear Mayor and Commissioners,****Please vote according to the wishes of those whom you represent, not just the big business owners.****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 &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**Please vote no on 6-A-12-UR**

1 message

**Tony** <tdivalentin@comcast.net>

Mon, Jul 9, 2012 at 7:00 PM

To: bettyjo.mahan@knoxmpc.org, Richard Briggs <rmbriggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, cooten@weigels.com, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>  
Cc: Margot Kline <margotkline@gmail.com>, "...Me" <tdivalentin@comcast.net>, ".Burchard" <burchardmary@bellsouth.net>, ">.ArleneLynsky" <lynskya@bellsouth.net>, Arline Bleier <bobarl63@aol.com>, PhilZ <pzaret@gmail.com>, Teresa Newby <tjnewbycpa@gmail.com>, Carroll <grandy9165@aol.com>, Jerry McClellan <jdm1945@bellsouth.net>, virginia <vconley9143@comcast.net>, Wade <jwhughes54@gmail.com>

**I am the president of the Wesley Place Homeowners Association. We are 73 homes located about 300 meters south and across the street from the proposed Weigel's store at the southeast corner of Ebenezer and Westland. Being across the street and down the road, Wesley Place is the neighborhood that, from a line-of-sight perspective, will be most affected unless you vote "No" on 6-A-12-UR.**

**Light from the proposed elevated signage on Ebenezer Road as well as area lighting for the store will shine directly into the bedrooms, living room, dining room, kitchen or patio deck of a dozen or so Wesley Place homes. We know we are not the only neighborhood impacted by the proposed Weigel's store, but our line-of-sight proximity will affect Wesley Place more than any of the other numerous neighborhoods up and down Ebenezer Road.**

**On the whole, our homeowners are not opposed to the Weigel's, only the precedence it establishes and the loss of a sense of residential living. There are already at least two styles of Weigel's store; those with a the very commercial looking white and red frontage and large, tall signs guiding customers to the location, or those like the Choto store with subdued, more residential neighborhood-friendly stores with subdued lighting and monument signs that blend with the style and appearance of the store's environs.**

**Ebenezer is a highly traveled north-south corridor road. That said, it is not a Kingston Pike or I-40, I-75 or I-140 carrying interstate travelers and commercial conveyances, commuters and shoppers. It is the funnel used by thousands of people to get them from their homes to the interstate, Kingston Pike or the Pellissippi Parkway. Tall 30 and 50 foot-tall signs are needed along those highly travel, business-loaded arteries to locate and distinguish the next Weigel's store from the hodge-podge of stores, restaurants, gas stations, etc.**



**We know commercial development is inevitable along portions of Ebenezer Road. The majority of commercial entities in our area used existing renovated homes or erected buildings that are not obtrusive or incongruent with the surrounding neighborhoods. There are a number of commercial activities located on Ebenezer Road from North Shore northward to Kingston Pike. Except for the Weigel's stores on the corner of North Shore and Ebenezer, and next to Blue Grass Elementary School both of which have tall, lighted signage like that proposed for the new Ebenezer-Westland Drive store, all the other commercial enterprises have signs that average less than 10 feet in height. Once you drive past one of these commercial locations a few times, at the most, you know and will remember that there is a self-storage facility or veterinarian in the neighborhood. A lighted 20, 30 or 40 foot sign is not needed to remember where the vet is located, where one's holiday decorations are stored, or where to gas-up at the Weigel's store.**

**Please vote no on 6-A-12-UR now and until the proposed store is constructed like the Choto Weigel's with neighbor-friendly lighting and monument signage.**

**Thank you considering this request.**

**Respectfully,**

**Tony DiValentin**

**President, Wesley Place HoA**

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."

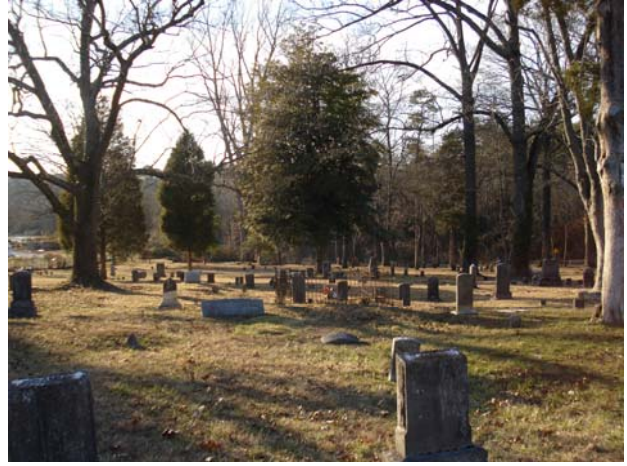
"The building permit shall be revoked if construction of any part, or phase, of the development is not in compliance with the approved plans."

-----  
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](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](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
Cedar Bluff Primary *	537
Cedar 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.



*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.

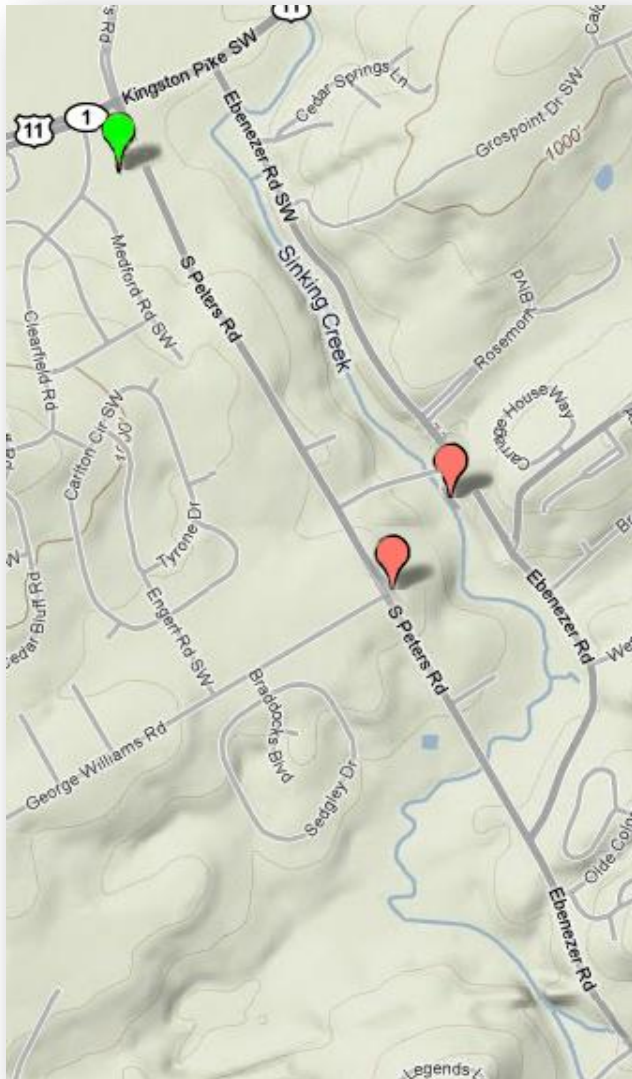
As originally laid out by McClung, Kingston Pike was a dirt road about 30 feet wide, cut most of the way through untouched forest. At that time Knox county contained only about 2,000 inhabitants, and this undertaking was described as "one of no small magnitude." Many years later the road was widened 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**.<sup>1</sup>

<sup>1</sup> 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 lengths<sup>2</sup>:

- Kingston Pike is macadamized to a distance of 16 miles, and is graded about 1 ½ 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.



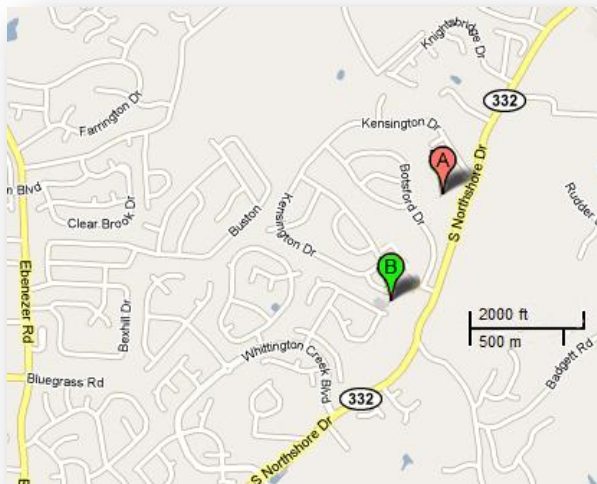
The house in the middle of the woods in this photo is Maxwell-Kirby House. Whittington Creek is to the right, and Kensington is to the left. Northshore Drive is at the top of the photograph.

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.





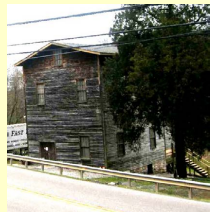
I would like to see similar recognition of the significance of Ebenezer/Bluegrass, with more structures listed on the Federal Register and a historic overlay zone designation by the Knox County MPC.











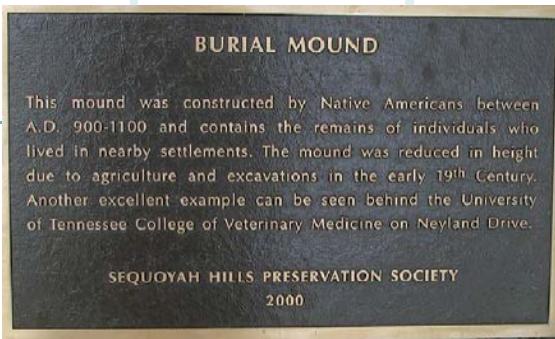
This map shows the proximity of Maxwell-Kirby House to the Maxwell Cemetery.



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
<b>William Blount Mansion</b>		October 15, 1966	200 W. Hill Ave. <a href="#">35°57'40"N</a> <a href="#">83°54'55"W</a> <a href="#">35.96111°N</a> <a href="#">83.91528°W</a>	<a href="#">Downtown</a>	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.
<b>Boyd-Harvey House</b>		November 7, 1985	Harvey Rd. <a href="#">35°50'4"N</a> <a href="#">84°10'48"W</a> <a href="#">35.83444°N</a> <a href="#">84.18°W</a>	<a href="#">Farragut</a>	c.1836. Farragut, which incorporated in 1980, has its own zoning and sign ordinances and aggressively protects historic structures.
<b>Concord Village Historic District</b>		October 22, 1987	Roughly bounded by Lakeridge and 3rd Drs., Spring St., and the Masonic Hall and Cemetery <a href="#">35°51'58"N</a> <a href="#">84°8'17"W</a> <a href="#">35.86611°N</a> <a href="#">84.13806°W</a>	<a href="#">Concord</a> / <a href="#">Farragut</a>	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
<b>Cowan, McClung and Company Building</b>		July 12, 1984	500-504 Gay St. <a href="#">35°57'55"N</a> <a href="#">83°55'5"W</a> <a href="#">35.96528°N</a> <a href="#">83.91806°W</a>	<a href="#">Downtown</a>	I believe this McClung was the grandson of Charles McClung.
<b>Ebenezer Mill</b>		June 25, 1987	409 Ebenezer Rd. <a href="#">35°53'43"N</a> <a href="#">84°4'12"W</a> <a href="#">35.89528°N</a> <a href="#">84.07°W</a>	<a href="#">Ebenezer</a>	c. 1870 It replaced a mill that stood on the same site and was part of McClung's Statesview property.
<b>Maxwell-Kirby House</b>		November 30, 1999	8671 Northshore Dr. <a href="#">35°53'6"N</a> <a href="#">84°2'25"W</a> <a href="#">35.885°N</a> <a href="#">84.04028°W</a>	<a href="#">Ebenezer/Bluegrass</a>	c. 1886

<b>Riverdale School</b>		March 14, 1997	7009 Thorngrove Pike  <a href="#">35°57'57"N</a> <a href="#">83°45'11"W</a> <a href="#">35.96583°N</a> <a href="#">83.75306°W</a>	<a href="#">Strawberry Plains</a>	c. 1938. Related only because it is not as old as Blue Grass School yet is on the Historic Register.
<b>Avery Russell House</b>		June 5, 1975	11409 Kingston Pike  <a href="#">35°52'51"N</a> <a href="#">84°9'41"W</a> <a href="#">35.88083°N</a> <a href="#">84.16139°W</a>	<a href="#">Farragut</a>	c. 1835
<b>Statesview</b>		April 24, 1973	About 10 miles southwest of Knoxville off <a href="#">U.S. Route 70</a>  <a href="#">35°53'53"N</a> <a href="#">84°4'22"W</a> <a href="#">35.89806°N</a> <a href="#">84.07278°W</a>	<a href="#">Ebenezer/Blue grass</a>	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.
<b>Tyson Junior High School</b>		July 1, 1998	2607 Kingston Pike  <a href="#">35°57'8"N</a> <a href="#">83°56'45"W</a> <a href="#">35.95222°N</a> <a href="#">83.94583°W</a>	Between <a href="#">Sequoyah</a> 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.
<b>U. T. Agriculture Farm Mound</b>		March 30, 1978	Address Restricted	<a href="#">Sequoyah</a>	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. *Lincolmites 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).