



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

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

1 message

KERSTIN SISCO <kerstin.sisco@knoxschools.org>

Wed, Jun 13, 2012 at 4:53 PM

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

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

Thank you.

Dear Members of the Metropolitan Planning Commission,

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

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

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

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

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

Thank you for helping our city plan for the future!

Sincerely,
Kerstin Sisco

~

Kerstin Sisco
Librarian
Blue Grass School

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

From: Margot Kline <margotkline@gmail.com>

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

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

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners,

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

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

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

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

5.33 PLANNED COMMERCIAL ZONE (PC)

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

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

Also stipulated in the Planned Commercial ordinance,

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

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

Further:

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

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

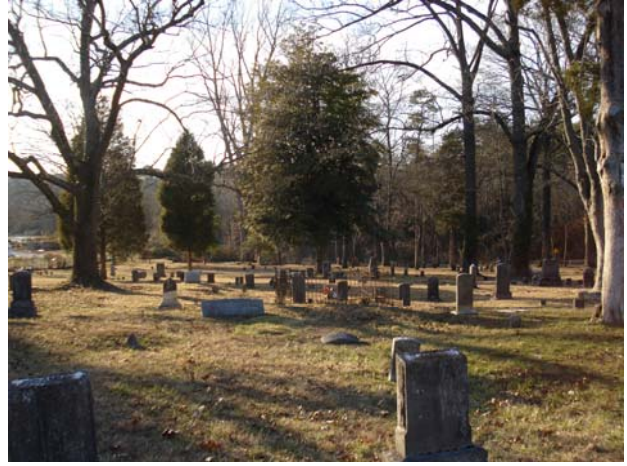
"The building permit shall be revoked if construction of any part, or phase, of the development is not in compliance with the approved plans."

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

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

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

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



Maple Grove Inn



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

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



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



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



1922/23 Blue Grass School:



Blue Grass School today



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

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

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

Thank you,
Margot Kline
8845 Ebenezer Oaks Lane



Community Facilities and Utilities

Map 8: Existing Community Facilities

Schools

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

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

Table 6: Public School Enrollment

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



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



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



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

Historic Resources

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

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

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

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

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

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



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



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



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

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

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

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



[Southwest County Home](#)



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

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

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

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

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

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

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

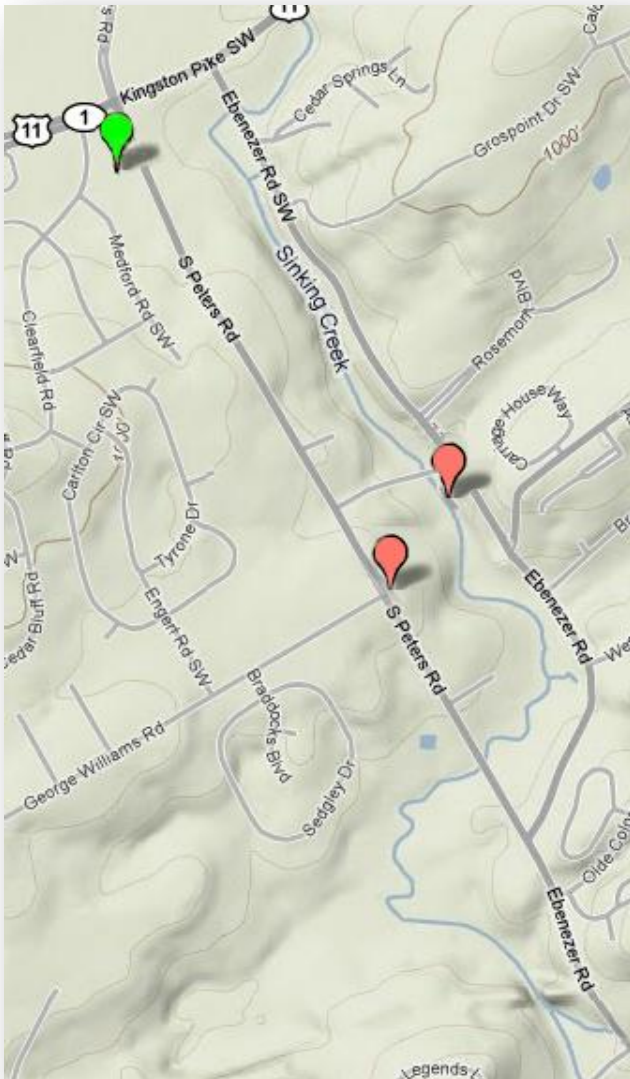
Some of the first settlers began to move out to the western reaches of the county, and tensions ran high with the Cherokees as their hunting grounds were encroached upon. Nevertheless, pioneer communities began to grow along Kingston Pike, and on the north shore of the river. These communities included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

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



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

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



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

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



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

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

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

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

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

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

- Kingston Pike is macadamized to a distance of 16 miles, and is graded about 1 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 descendants claims that during the division of lots and site preparation that some of the slaves' graves were illegally plowed over. He also states that the graves that have not been destroyed have been desecrated.

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

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



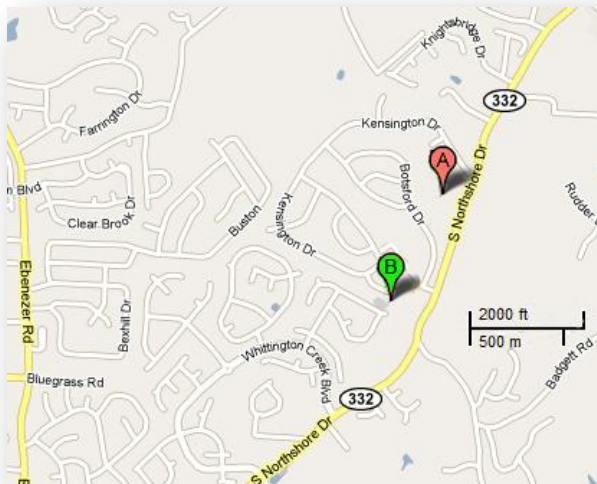
The house in the middle of the woods in this photo is Maxwell-Kirby House. Whittington Creek is to the right, and Kensington is to the left. Northshore Drive is at the top of the photograph.

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

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

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





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

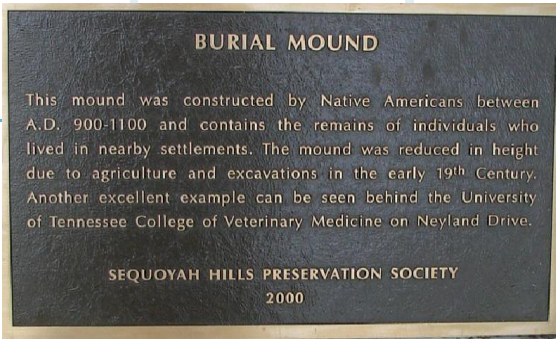


This map shows the proximity of Maxwell-Kirby House to the Maxwell Cemetery.

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

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

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



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

HISTORIC DISTRICTS:

Adair Gardens Historic District (Knoxville):

Roughly bounded by Adair, Rose and Coile Drives.

Concord Village Historic District (Concord, TN):

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

Emory Place Historic District (Knoxville):

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

Forest Hills Boulevard Historic District (Knoxville):

500--709 Forest Hills Blvd

Fort Sanders Historic District (Knoxville)

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

Fourth and Gill Historic District (Knoxville):

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

Gay Street Commercial Historic District (Knoxville):

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

Island Home Park Historic District (Knoxville):

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

Kingston Pike Historic District (Knoxville):

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

Market Square Commercial Historic District (Knoxville)

Market Sq. Mall

Mechanicsville Historic District (Knoxville)

Off TN 62

Old North Knoxville Historic District (Knoxville)

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

Park City Historic District (Knoxville)

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

Riverdale Historic District (Knoxville)

6145 and 6603 Thorngrove Pike and 6802 Hodges Ferry Rd.

South Market Historic District (Knoxville)

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

Southern Terminal and Warehouse Historic District (Knoxville)

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

Jackson Avenue Warehouse District (Knoxville):

Jackson Ave.

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

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

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- McKenzie, Robert Tracy. *Lincolmites and Rebels: A Divided Town in the American Civil War*. Oxford University Press, USA (2006).
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- Rule, William S. *Standard History of Knoxville, Tennessee, with Full Outline of the Natural Advantages, Early Settlement, Territorial Government, Indian Troubles and General and Particular History of the City Down to the Present Time*. Chicago: The Lewis Publishing Company, 1900.
- Michael J. McDonald and William Bruce Wheeler, *Knoxville, Tennessee: Continuity and Change in an Appalachian City* (1983).



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

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>

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

1 message

Gene Burr <geneburr@comcast.net>

Wed, Jun 13, 2012 at 11:33 AM

To: bettyjo.mahan@knoxmpc.org

Cc: Margot Kline <margotkline@gmail.com>

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

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

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



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

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 <denefrench@comcast.net>, "TootieM125@aol.com" <TootieM125@aol.com>

Hi Betty,

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

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

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

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

Larry Lowell, Jr
224 Norfolk Dr.
Knoxville, TN 37922-3507
[865-470-8299](tel:865-470-8299)

Chairman of Planning & Development Committee for Seven Oaks - East



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

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

2 messages

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

Wed, Jun 13, 2012 at 1:54 PM

To: bettyjo.mahan@knoxmpc.org

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

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

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

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

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

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

Best regards,

--

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

jeremy.drew.miller@gmail.com

Sarah Powell <sarah.powell@knoxmpc.org>

Wed, Jun 13, 2012 at 1:56 PM

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

[Quoted text hidden]



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

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

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

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

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



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

Proposed Weigel's Convenience Store on Ebenezer and Westland

1 message

sue petrie <suelp@att.net>

Tue, Jun 12, 2012 at 7:42 PM

To: bettyjo.mahan@knoxmpc.org

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

Jim and Sue Petrie
8613 Dalemere Drive
Knoxville, TN 37923

A Farrington neighbor



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

Proposed Weigels at corner of Westland and Ebenezer

1 message

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

Tue, Jun 12, 2012 at 12:39 PM

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

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

Thank You,
V. West