

▶ **FILE #:** 10-D-12-UR **AGENDA ITEM #:** 21  
 POSTPONEMENT(S): 10/11/12 **AGENDA DATE:** 11/8/2012

▶ **APPLICANT:** CAROL PHILLIPS  
 OWNER(S): Carol Phillips

TAX ID NUMBER: 133 D M 007  
 JURISDICTION: City Council District 2  
 ▶ **LOCATION:** North side of Bridgestone Place, northeast of Nubbin Ridge Dr.  
 ▶ **APPX. SIZE OF TRACT:** 43671 square feet  
 SECTOR PLAN: West City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Bridgestone Place, a local street with a 26' pavement width within a 50' right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Fourth Creek

▶ **ZONING:** R-1 (Low Density Residential)  
 ▶ **EXISTING LAND USE:** Residence  
 ▶ **PROPOSED USE:** 1500 square foot garage (accessory building)

HISTORY OF ZONING: None noted  
 SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)  
 South: Residences / R-1 (Low Density Residential)  
 East: Residences / R-1 (Low Density Residential)  
 West: Residences / R-1 (Low Density Residential)  
 NEIGHBORHOOD CONTEXT: The site is located in a detached residential subdivision that has developed under the R-1 (Low Density Residential) zoning.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the request for a 1500 square foot accessory building as shown on the site plan subject to 6 conditions**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  2. Any outdoor lighting mounted on the building is to be directed downward and away from any neighboring property
  3. The exterior building materials are to be a combination of stone and siding that are similar to those used on the residence and shall be used on all sides of the building.
  4. Using roof shingles on the accessory structure that match those on the residence.
  5. Installation of the proposed Leyland Cypress trees along the northern property line as identified on the site plan prior to the issuance of an occupancy permit for the accessory building.
  6. Meeting all applicable requirements of the Knoxville Engineering Department.

With the conditions noted, the plan meets the requirements for approval in the R-1 zoning district, and the other criteria for approval of a use on review

#### **COMMENTS:**

The applicant is requesting approval of a plan that will allow him to construct a 1500 square foot garage (accessory building) in the rear yard. With a lot area over one acre (43,669 square feet / 1.003 acres), the applicant is entitled to build an accessory building of up to 1100 square feet (maximum building coverage) as a permitted use, and up to 1500 square feet as a use-on-review.

The accessory building is proposed to be constructed in the northwest corner of the lot. The building will have a 27.3' side yard setback (5' minimum) and a 39.2' rear yard setback (25' minimum due to a drainage easement - 5' minimum in the R-1 District). The proposed building location is in part restricted due to a sanitary sewer easement that crosses the property and the applicant's desire to retain the mature trees on the property. The applicant is proposing to add Leyland Cypress trees along the north side of the property to help screen the accessory building from the adjoining property.

The R-1 zoning district has a maximum lot coverage requirement for the principal and accessory buildings of 30% of the lot area (13,100 square foot total for this lot). With the addition of the 1,500 square foot accessory structure, the total building coverage on the lot will be 6,394 square feet or 14.64% lot coverage. This is less than half of the allowable coverage. The applicant has provided an analysis of building coverage of other lots within the subdivision for comparison (copy attached).

Under the accessory uses, buildings and structures section of the Zoning Ordinance there are specific criteria for consideration of accessory structures exceeding 1,100 square feet in a residential zone. This section states that the accessory building should be compatible to the principal building with respect to scale, proportions of facades, massing height, exterior materials, roof shapes and details and ornamentation. The applicant has submitted building elevations to identify the proposed look of the accessory building and show that it is compatible with the existing residence on the lot. The applicant will be using stone, siding and roof materials that will closely match those used on the existing residence. The elevations are from plans the applicant had for a carriage house they wanted to build on the lot. When they discovered that they could not build the carriage house within the R-1 zoning district, the plans were down sized to the accessory building that is before the Planning Commission for use as a garage, workshop and storage. This is not a request for a carriage house/additional residence. A simplified building elevation is also attached to demonstrate that the proposed building will comply with the height limitation of 15 feet. The applicant has gone over the height restriction with the Knoxville Inspections Division to make sure the proposed structure will comply.

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

1. The proposed accessory building will not place any additional demand on local roads or infrastructure.
2. The proposed accessory building will have minimal impact on the surrounding area since it is compatible in design with the existing residence on the lot and is consistent in scale and intensity as other development in the area.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed accessory building is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review and accessory buildings over 1,100 square feet.
2. The accessory building is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through a residential area.

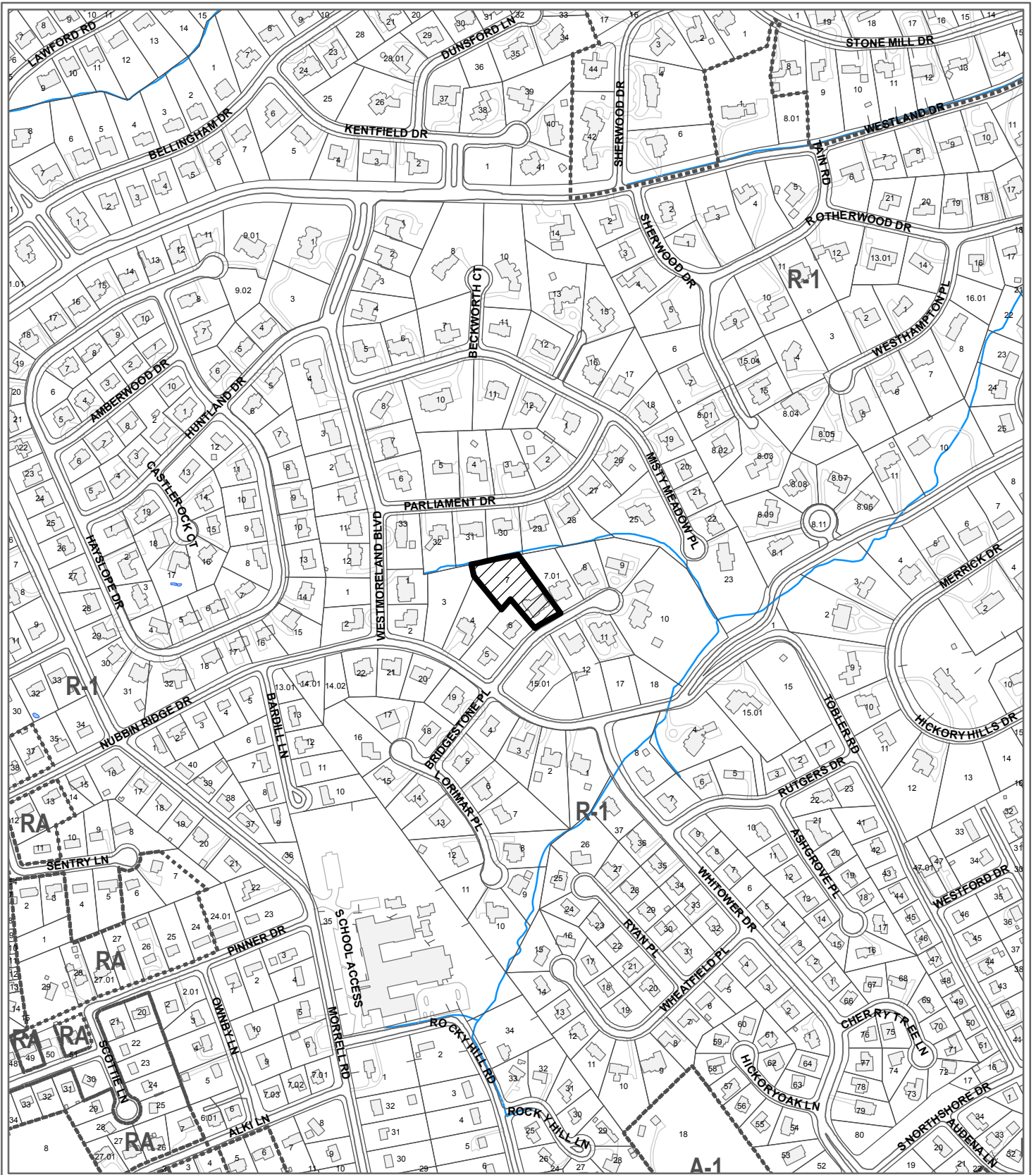
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The West City Sector Plan and One Year Plan designate this property for low density residential use which is consistent with the proposed accessory building and use.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

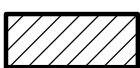
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-D-12-UR  
USE ON REVIEW**



1500 square foot garage (accessory structure) in R-1 (Low Density Residential)

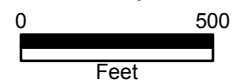
Original Print Date: 9/26/2012  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Phillips, Carol

Map No: 133

Jurisdiction: City





10-D-12-UR  
Tom Brechko <tom.brechko@knoxmpc.org>

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**Westmoreland Hills Improvements**

1 message

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**Benjamin Moorman** <bmoorman@benchmark-assoc.com>

Thu, Oct 25, 2012 at 8:28 PM

To: dkrieg@lewisking.com

Cc: derohan@comcast.net, Tom Brechko &lt;tom.brechko@knoxmpc.org&gt;

Mr. Krieg:

Given the fact that you served as the spokesperson for the members of Westmoreland Hills who appear to be in opposition to the proposed improvements on the Phillips' property, I am forwarding you this e-mail. I trust you will address its contents with the members of your group timely.

You should be advised that Mr. de Rohan and I have had a few telephone conversations regarding various proposals. He was supposed to get with the group and report back, but I did not hear from him until late this evening. At that time this e-mail had already been drafted and was awaiting Carol's review.

I wish you to understand that Carol and I have no intention of bringing any harm to the neighborhood. However, we do wish to utilize her property within the confines of City Code and our interpretation of the Westmoreland Hills Restrictions. At this point, it is our position that the City Code is the most restrictive. I assure that our improvements will be tasteful and in compliance with City Code. However, I cannot assure you that they will be in compliance with your representative's view of the stated restrictions.

Therefore, in an effort to allow for all concerned to have input in the possible direction of those improvements; we are proposing the following options moving forward:

- 1) Someone can purchase the entire property for the purchase price Carol gave initially. This is offered even though she has made multiple additional investments in the property over time. Please note that this is the only option that eliminates us from making improvements suitable for our plans to merge two families and exist on the premises.
- 2) The Westmoreland Hills Homeowners' Association (WHHA) can purchase a portion of the subject property to be truly utilized as green space. We will not provide the required access to this newly created property, which is a requirement of the Metropolitan Planning Commission (MPC). That will have to come from another property owner. This assumes that this option is found to be in compliance with the stated restrictions. If this option is chosen, there can be no resistance to our plans to improve the existing residence to meet our needs by the WHHA or any neighborhood group. Also, my company will perform the required platting at a reasonable fee to the WHHA. In the event that the WHHA should ever

cease to exist, the property will transfer back to the current owner of the parent property with no restrictions.

3) A Green Space Easement (GSE) be created on the subject property, insuring all concerned that this property will forever be preserved as green space. This space however cannot be trespassed upon by other members of the community, as it will only be a preservation easement. This option will come at a higher cost than option two, given the fact that maintenance and tax liabilities on the planned GSE fall upon the owner of the property. If this option is chosen, there can be no resistance to our plans to improve the existing residence to meet our needs by the WHHA or any neighborhood group. Also, my company will perform the required land surveying services at a reasonable fee to the WHHA.

4) We proceed forward with our plans to construct a detached garage maintaining a footprint of 1,500 square feet. This improvement will comply with everything currently under review by MPC and meet their conditions. If this option is chosen, there can be no further opposition by WHHA or any neighborhood group at any level. Both WHHA and the surrounding community will support our plans at the next scheduled MPC meeting and state in a supporting letter that there will be no appeals by either group to City Council.

5) We proceed forward with the construction of a detached garage maintaining a footprint of 1,100 square feet. This will require a different layout of the building to insure the three needed garage bays. As a result of the new building configuration, everyone needs to understand that the new improvement will lie 9 to 10 feet closer to the rear property line. It is our position that if none of the other options are chosen, this is our only avenue moving forward. We will not choose to move forward with the our MPC Use-on-Review associated with Option 4, only to have you appeal a favorable ruling to City Council.

Another term required for us considering any of the first four options is that the WHHA draft a timely newsletter to the entire neighborhood of 226 properties acknowledging that there were multiple misrepresentations concerning Carol and her planned improvements. Said letter will also apologize to Carol for any hardships previous letters have presented her within the community.

I will anxiously await your response. I feel that Friday, 02 November 2012 provides you ample time to consider our proposals. I can be reached for further discussions via e-mail or telephone at 865-567-1492.

Sincerely,

*Benjamin J. Moorman, RLS*

President

**Benchmark Associates, Inc.**

PO Box 23892

Knoxville, Tennessee 37933

Phone: (865)692-4090

Facsimile: (865)692-4091

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For further information about Benchmark Associates, Inc., please see our website at [www.benchmark-assoc.com](http://www.benchmark-assoc.com) or refer to our office at 865-692-4090. Thank you.



Tom Brechko <tom.brechko@knoxmpc.org>

**Phillips Planned Improvements**

1 message

**Benjamin Moorman** <bmoorman@benchmark-assoc.com>

Fri, Oct 26, 2012 at 11:26 AM

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

Tom:

I thought the attached drawing may be beneficial in explaining the setback concerns with options 4 & 5. Please make this a part of the file as well.

Sincerely,

*Benjamin J. Moorman, RLS*

**President**

**Benchmark Associates, Inc.**

PO Box 23892

Knoxville, Tennessee 37933

Phone: (865)692-4090

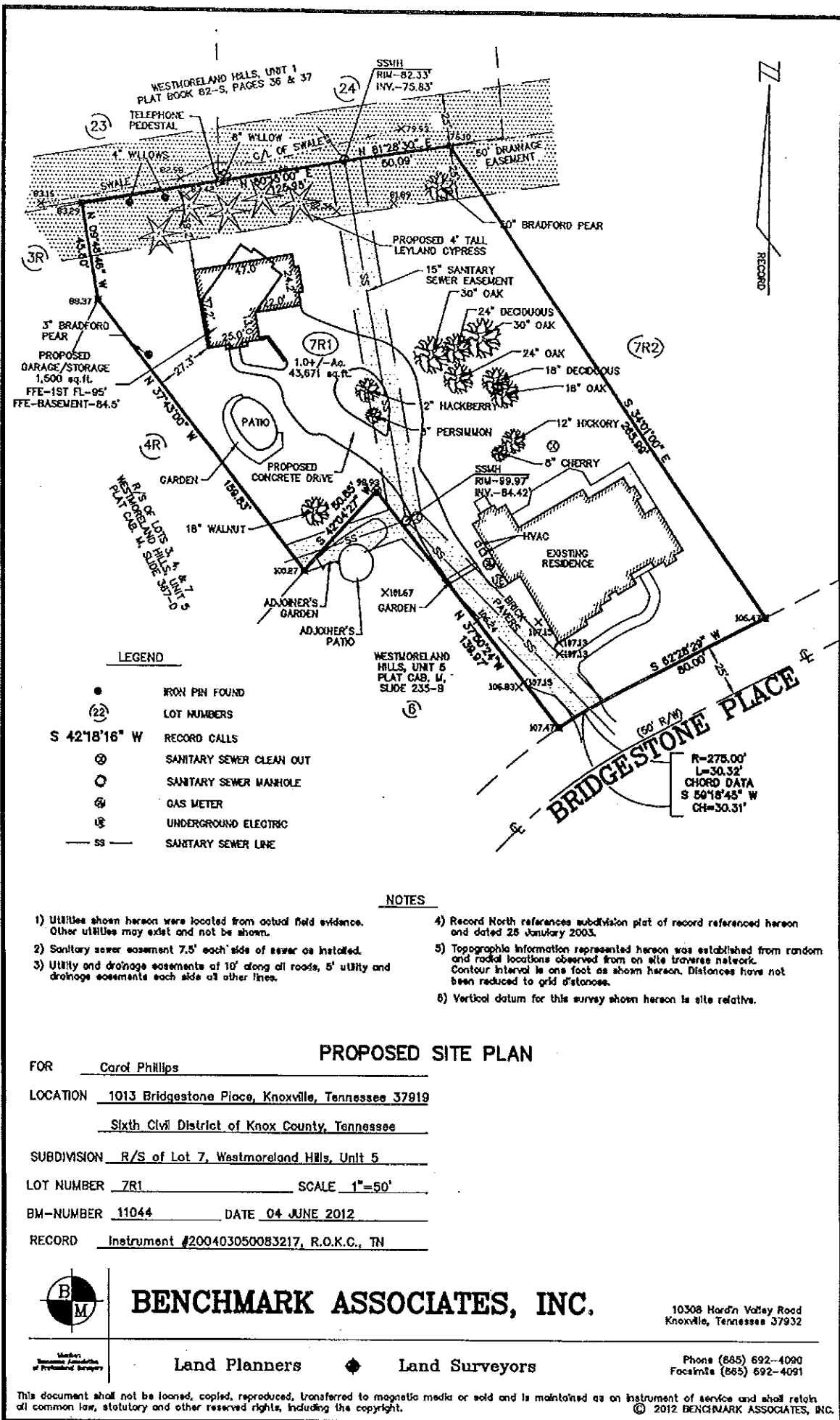
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For further information about Benchmark Associates, Inc., please see our website at [www.benchmark-assoc.com](http://www.benchmark-assoc.com) or refer to our office at 865-692-4090. Thank you.

Scanned Image 00125.pdf  
56K





**PROPOSED SITE PLAN**

FOR Carol Phillips

LOCATION 1013 Bridgestone Place, Knoxville, Tennessee 37919  
Sixth Civil District of Knox County, Tennessee

SUBDIVISION R/S of Lot 7, Westmoreland Hills, Unit 5

LOT NUMBER 7R1 SCALE 1"=50'

BM-NUMBER 11044 DATE 04 JUNE 2012

RECORD Instrument #200403050083217, R.O.K.C., TN



**BENCHMARK ASSOCIATES, INC.**

10308 Hard'n Valley Road  
 Knoxville, Tennessee 37932

Member  
 International Association  
 of Professional Surveyors

Land Planners ♦ Land Surveyors

Phone (865) 692-4090  
 Facsimile (865) 692-4091

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10-D-12-UR



Tom Brechko <tom.brechko@knoxmpc.org>

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**1013 Bridgestone Garage Info**

1 message

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**Benjamin Moorman** <bmoorman@benchmark-assoc.com>  
To: tom.brechko@knoxmpc.org

Wed, Sep 19, 2012 at 12:22 PM

Tom:

Attached is the information you requested. Please note that the elevations provided are from plans we had to build a carriage house prior to learning that a carriage house is not an allowed use in the R-1 zoning. However, they are a reasonable representation regarding the type of materials to be utilized and generally what the structure will look like. However, since it is not going to maintain living space, there will be no decks or chimneys & fewer windows on the second floor. The floor plans provided are very general, but serve well as a depiction of our planned use.

Our investment in the property is sizeable. I can assure you that any future improvements will be done tastefully & in a manner that will not diminish property values for anyone in the area.

I sincerely hope this information helps. Please call with any questions.

Sincerely,

**Benjamin J. Moorman, RLS**

**President**

**Benchmark Associates, Inc.**

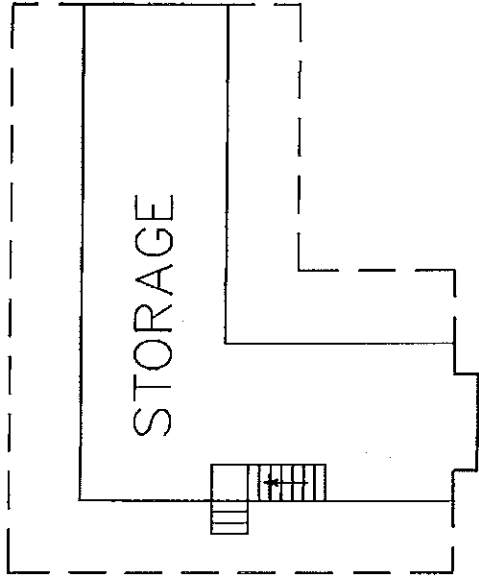
PO Box 23892

Knoxville, Tennessee 37933

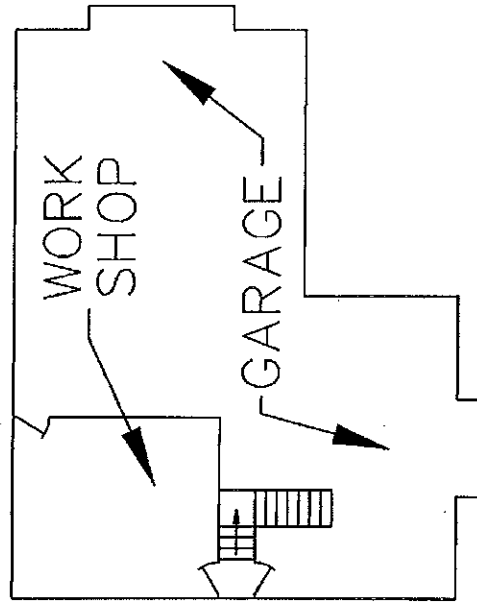
Phone: (865)692-4090

Facsimile: (865)692-4091

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2nd Floor



1st Floor

10-D-12-UR



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DESIGN SERVICES, LLC. NO  
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A CARriage HOUSE FOR  
THE PHILLIPS RESIDENCE  
1013 BRIDGESTONE PLACE  
KNOXVILLE, TN 37919

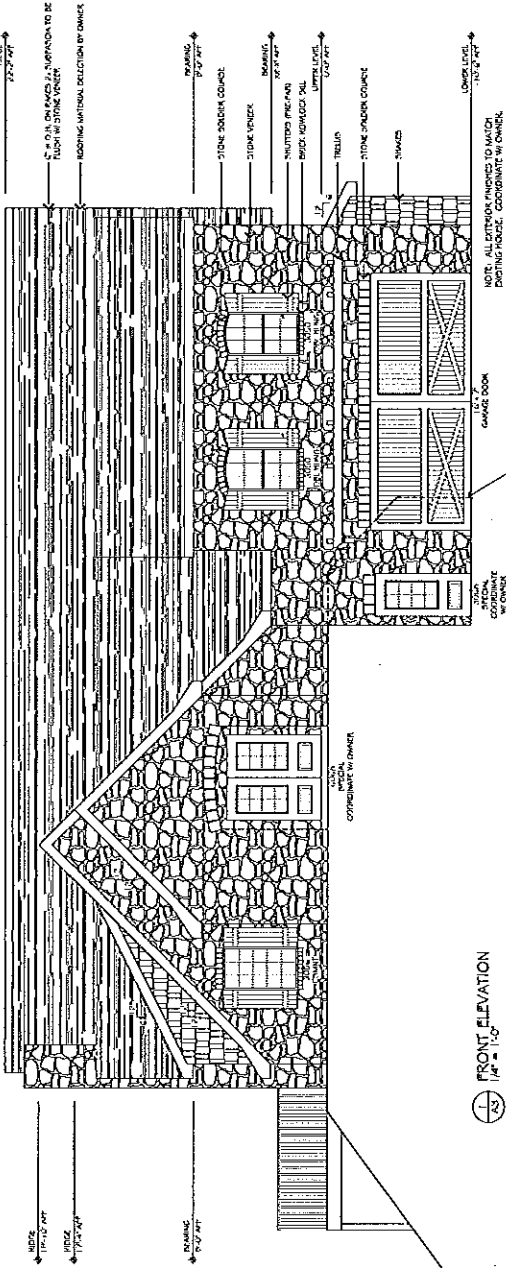
NO.	DATE	REVISION

Project No. 10-D-12-UR  
Client: DAVID L. PHILLIPS  
Checked by: FUSION  
Drawn by: FUSION

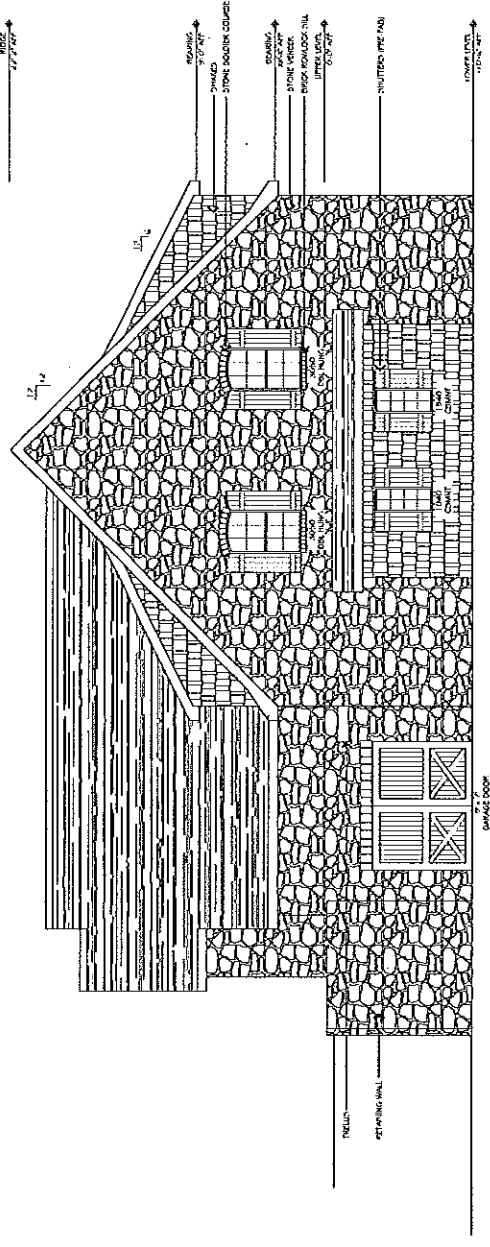
EXTERIOR  
ELEVATIONS

A4

10-D-12-UR



FRONT ELEVATION  
1/4" = 1'-0"



RIGHT SIDE ELEVATION  
1/4" = 1'-0"



Tom Brechko &lt;tom.brechko@knoxmpc.org&gt;

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**File 10-D-12-UR**

1 message

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**Benjamin Moorman** <bmoorman@benchmark-assoc.com>

Tue, Oct 2, 2012 at 6:26 PM

To: tom.brechko@knoxmpc.org

Cc: gprosser01@comcast.net

Tom:

Attached is the information you requested. Please note that I have copied Mr. Prosser with this information as I promised him. The building height calculations have been reviewed by Knoxville City Codes and confirmed to be correct. I feel the lot coverage information speaks for itself and represents that our proposed improvements are within the norm of the area properties. If anything, we will be in the lower percentile of lot coverage for the area post construction.

I hope this information proves helpful to all. Please call with any questions.

Sincerely,

*Benjamin J. Moorman, RLS*

President

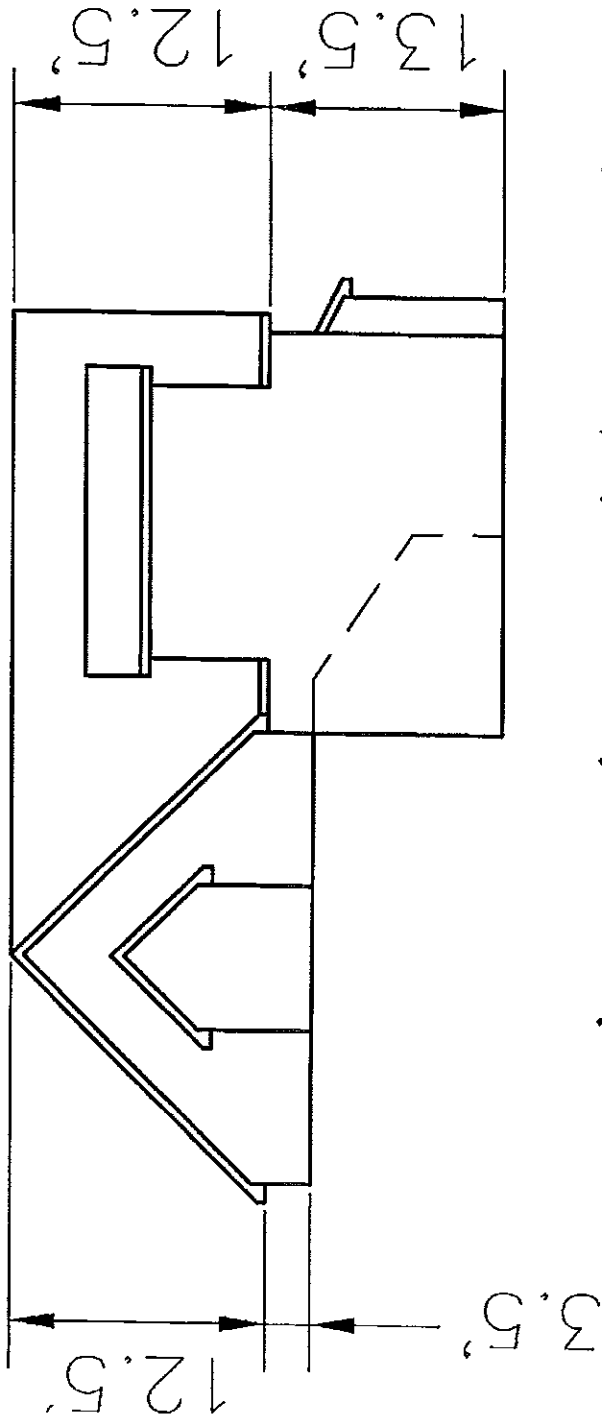
**Benchmark Associates, Inc.**

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$$3.5' + 13.5' = 17.0' / 2 = 8.5'$$

$$12.5' / 2 = 6.25'$$

8.5' + 6.25' = 14.75' Total Building Height

10-D-12-UR

## \* Subject Property

<u>Tax Parcel ID#</u>	<u>Property Area</u>	<u>Building Coverage Area</u>	<u>Percentage Coverage</u>
133-M-D-007.00	43,669 sq. ft.	4,894 sq. ft. (Existing)	11.21%
		6,394 sq. ft. (Total Proposed)	14.64%

## Properties Fronting Bridgestone Place, North of Nubbins Ridge Drive

<u>Tax Parcel ID#</u>	<u>Property Area</u>	<u>Building Coverage Area</u>	<u>Percentage Coverage</u>
133-D-M-005.00	20,027 sq. ft.	2,851 sq. ft.	14.24% (Pool & Patio not incl.)
133-D-M-006.00	16,192 sq. ft.	2,678 sq. ft.	16.54%
133-D-M-007.01	27,511 sq. ft.	4,322 sq. ft.	15.71% (Pool & Patio not incl.)
133-D-M-008.00	24,540 sq. ft.	4,272 sq. ft.	17.41%
133-D-M-009.00	27,854 sq. ft.	3,876 sq. ft.	13.92%
133-D-M-010.00	120,280 sq. ft.	9,557 sq. ft.	7.95%
Outside Detention Area	81,078 sq. ft.	9,557 sq. ft.	11.79%
133-D-M-011.00	23,265 sq. ft.	5,736 sq. ft.	24.66%
133-D-M-012.00	38,524 sq. ft.	5,145 sq. ft.	13.36% (Tennis Court not incl.)
133-D-M-013.00	36,851 sq. ft.	5,064 sq. ft.	13.74%

## Other Properties Adjoining Subject Parcel

<u>Tax Parcel ID#</u>	<u>Property Area</u>	<u>Building Coverage Area</u>	<u>Percentage Coverage</u>
133-D-M-003.00	35,145 sq. ft.	undeveloped	0.0%
133-D-M-004.00	30,000 sq. ft.	4,106 sq. ft.	13.69%
120-M-G-031.00	24,053 sq. ft.	3,934 sq. ft.	16.36%
120-M-G-030.00	23,640 sq. ft.	3,072 sq. ft.	12.99%

Conclusions

The subject property currently has the least building to lot coverage of all properties, excepting the undeveloped parcel and the property identified as 133-D-M-010.00. If you consider the portion of Parcel 010.00, which is impacted by a Detention Basin Easement, their building to lot coverage is currently higher than the subject property. This consideration leaves only the undeveloped parcel with a lesser building to lot coverage than the subject property. If the Use-on-Review request is approved and consider amenity areas (pools/tennis courts), there will only be five improved properties with a lesser building to lot coverage than the subject property post construction. This clearly represents that the impact of the Use-on-Review request is minimal and within the parameters of the existing conditions for the neighborhood.

Note - Lot areas were calculated from subdivision plats of record and building coverage areas were calculated utilizing GIS information.





- a. Dwelling for caretaker.
  - b. Maintenance equipment storage shed.
  - c. Pro shop.
  - d. Lounge and dining area.
6. For hospitals and health institutions:
- a. Staff quarters.
  - b. Laundry, incidental to the principal use only.
  - c. Medical and nursing instruction.
  - d. Chapel.
7. For industrial uses in the industrial districts:
- a. Offices.
  - b. Restaurant or cafeteria.
  - c. Watchmen's quarters.
  - d. Research or pilot structure.

C. *Maximum size of accessory buildings and structures in the R-1, R-1A, R-1E, R-1EN, R-2, R-4, RP-1, RP-2, RP-3, and TND-1 zone districts. Accessory buildings and structures houses, duplexes and attached houses are permitted is accordance with the following table:*

Lot size of primary use	Max. building coverage for a single accessory building or structure as a permitted use	Max. building coverage for a single accessory bldg as a use-on-review	Max. bldg. coverage for any combin. bldgs. or structures
15,000 sq. ft. or less	750 sq. ft. or the building coverage of the primary struct., whichever is less	900 sq. ft., or the bldg. coverage of primary struct., whichever is less	Bldg. coverage of the primary structure
More than 15,000 sq. ft., but less than acre	900 sq. ft. or the bldg. coverage of the primary struct., whichever is less	1100 sq. ft. or the bldg. coverage of primary struct., whichever is less	Bldg. coverage of the primary structure
More than one acre *	1100 sq. ft., or the bldg. coverage of the primary struct., whichever is less	1500 sq. ft., or the bldg. coverage of primary struct., whichever is less	Bldg. coverage of the primary structure

\* D. *Criteria for use-on-review of accessory structures exceeding 1,100 square feet in a residential zone district. Accessory buildings should be compatible to the principal building on the lot with respect to:*

- a. Scale;
- b. Proportions of facades;
- c. Massing;
- d. Height;
- e. Exterior materials;
- f. Roof shapes;
- g. Details and ornamentation.

"Compatible" does not mean "the same as." Rather, compatible refers to the sensitivity of the proposed building in maintaining the character of the primary building.

The same or similar quality exterior material shall be used in the accessory building as in the principal building; except brick, stucco and stone dwellings may justify an exemption for required matched building exteriors.

*(Ord. No. O-126-78, § 1, 7-25-78; Ord. No. O-30-81, § 1, 2-17-81; Ord. No. O-64-83, § 1, 3-29-83; Ord. No. O-526-94, § 1(VIII), 12-6-94; Ord. No. O-70-97, § 1, 2-25-97; Ord. No. O-354-98, § 1, 6-30-98; Ord. No. 176-06, § 1, 8-29-06; Ord. of O-129-08, § 1, 6-17-08; Ord. No. O-165-2010, § 1, 11-30-2010)*

Board: Knoxville Board of Zoning Appeals.

*Boatel:* A combination of a motel and marina that is accessible to boats as well as automobiles and may include overnight accommodations for transients and permanent staff, eating and drinking facilities, and meeting rooms.

*Body piercing:* The term "body piercing" shall mean to create an opening or hole in the body of a human being for the purpose of inserting jewelry or other decoration; and, does not include piercing an ear with disposable, single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear.

*Body piercing establishment:* The term "body piercing establishment" shall mean any room or space where body piercing is performed or where the business of body piercing, or any part thereof, is conducted. The term is synonymous with "body piercing parlor" or "body piercing studio."

*Buildable area:* The area of the lot that building(s) may occupy. The buildable area sets the limits of the building footprint now and in the future; additions to structures must be within the designated area.

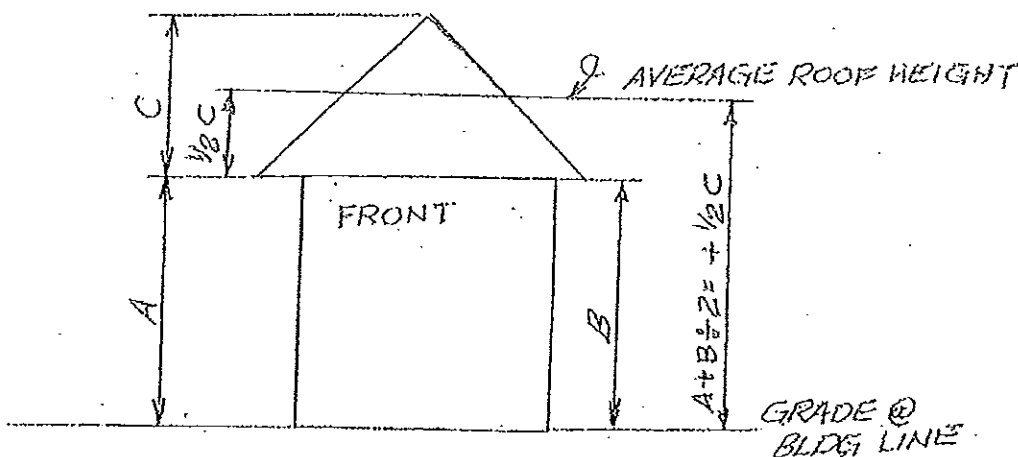
*Building:* Any structure built for the support, shelter or enclosure of persons, animals, chattel, or property of any kind which has a roof and enclosing walls for at least fifty (50) percent of its perimeter. The term "building" shall be as if followed by the words "or part thereof." For the purpose of area and height limitations, this definition shall be applicable to sheds and open sheds.

*Building, accessory:* See "Accessory building."

*Building, attached:* See "Attached building."

*Building coverage:* The gross area of a lot or parcel occupied by all of the ground floor of the building(s) or structure(s), including porches, patios and breezeways, which is under roof.

\* *Building height.* The vertical distance from the front building line grade plane to the average height of the highest roof surface. For roofs with less than a four in twelve pitch, the height shall be measured to the highest point of the roof.



**Building Height**

*Building, main or principal:* A building in which is conducted the principal use of the lot on which it is situated.

*Building line, required:* The building shall be built to the required building line (RBL) as shown on the regulating plan. The RBL is a requirement, not a permissive minimum as is a set back. The RBL for each site is



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

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**Fwd: MPC File No. 10-D-12-UR (Carol Phillips)**

1 message

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

Mon, Oct 1, 2012 at 5:13 PM

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

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

From: **Greg Roth** <groth120@gmail.com>

Date: Mon, Oct 1, 2012 at 4:34 PM

Subject: MPC File No. 10-D-12-UR (Carol Phillips)

To: "mark.donaldson@knoxmpc.org" &lt;mark.donaldson@knoxmpc.org&gt;

Dear Commissioner Donaldson and members of the Metropolitan Planning Commission:

Thank you for accepting my input regarding the proposed project. I am very concerned about the plans to build a significant unattached building behind our house for the following reasons:

1. The open green space behind our home was one of the major reasons we bought our current house. There is a beautiful green space between the back of our home and the back of our neighbors' home. Not only will the proposed project negatively impact that open space, but I believe it will negatively impact the property value of our current home.
2. It is my understanding that the proposed building will be quite large. It is my understanding that it can/will be used for cars, storage, and include space that could be used for a living area. The existing house on the lot already has an attached three car garage.
3. The proposed structure will be located at the end of the lot, close to our home, far from the applicant's existing house on the lot, and at the bottom of a steep grade. A significant amount of site work and paving will need to be done to make this project work. Given the amount of work to overcome the steep grade, I would not be surprised if the base necessary to build this structure will require a partial to full basement. Therefore, I believe the proposed structure could actually look like a full two story house when completed. Additionally, the new structure will be at the very end of an extremely long driveway that will look like a street.
4. I believe that the cumulative effect of the three above issues will change the character of our part of the neighborhood. Specifically, our quiet normal looking neighborhood will look like it has a "compound" imbedded in it.

Once again, thank you for your consideration. I would very much appreciate your not approving this project and thereby allowing our quiet neighborhood to exist in a manner that was expected by all of the other neighbors when they purchased and invested in their homes.

Given the importance of this topic to me, would you please respond to this message so that I know that I have used the correct email address and that I have followed the proper procedure for your consideration.

Greg Roth



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

## Fwd: Use On Review Application 10-D-12-UR

1 message

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

Mon, Oct 1, 2012 at 5:22 PM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: <[susan.roth@lpnt.net](mailto:susan.roth@lpnt.net)>

Date: Mon, Oct 1, 2012 at 5:19 PM

Subject: Use On Review Application 10-D-12-UR

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

Mr. Donaldson - I am writing this email in response to an application that has been made by one of our neighbors (Carol Phillips File #10-D-12-UR). We are very concerned about her plans to build a structure behind her property. This structure would also be directly in back of our property and in clear view of our kitchen and living areas.

We believe the nicest feature of our lot is the large, wooded green space behind our lot. This green space is shared by residents of our street (Nubbin Ridge), Parliament, Misty Meadow, Westmoreland Boulevard and Bridgestone Place. Backyards of homes on all of these streets are contiguous with the lovely green space.

This space has attracted mallard ducks on multiple occasions and also includes a small stream which overflows after large rains. We are concerned that the runoff from a driveway might aggravate this situation.

Several years ago, our neighbor (Ms. Phillips) built a fire pit in this general area. The smoke from this pit does not affect her home because it is situated far away from her structure but we always know when the fire pit is active. Smoke enters our home even with windows closed. It is just behind our house just over our property line.

This aggravation would be minor compared to a large structure in this area. We request that you respect the provisions of our homeowners association deed restrictions and deny Ms. Phillips request to further invade the area that we all currently enjoy.

Thank you for our consideration.

**Susan Roth**

7313 Nubbin Ridge Drive

Knoxville, TN 37919



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

## Fwd: Use on Review application 10-D-UR (Carol Phillips)

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org> Tue, Oct 2, 2012 at 8:07 AM  
 To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Len de Rohan** <lenderohan@comcast.net>  
 Date: Mon, Oct 1, 2012 at 6:04 PM  
 Subject: Use on Review application 10-D-UR (Carol Phillips)  
 To: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)  
 Cc: Geoff deRohan <[gderohan@dentek.com](mailto:gderohan@dentek.com)>

Dear Commissioner Donaldson and members of the Metropolitan Planning Commission,

When my husband graduated from college he apprenticed with a carpenter doing home renovations. If a screw was drilled in a bit crooked or a molding seam did not butt together well, his boss would say, "Well, you can't see it from where I live." Of course my husband was taken aback by that comment. He has used it as a philosophy on treating others with respect and not shirking responsibility to make a difficult decision even though it may not personally affect you.

The request by our neighbor, Carol Phillips, falls into this discussion of "you can't see it from where I live" in two important factors. First, she is proposing to site this construction at the edge of her property where the "garage" will be mostly blocked from view from her own house. Unfortunately for many of the neighbors whose rear lots face this area, we will have full view of this large building. They promise to plant trees, but as all of us know, landscaping always is placed on the back burner once a construction project is completed and likely runs over budget.

Her lot has a deep slope and her "garage" will necessitate a two-story structure with a steep driveway which will cause tremendous drainage problems for these same neighbors. We currently have an overwhelming amount of water in our backyards during a heavy rain, often 12 feet wide and at a frighteningly rapid pace, and this will become an even greater problem with the Phillips's driveway directing more water to the same area. Carol Phillips's proposed construction is sited for her not to see it from her house nor for her to be affected by any water problems.

The second factor of "you can't see it from where I live" falls with the decision of the MPC. I am asking each of you to consider how you would address this situation if your neighbor wanted to build a two story, approximately 3000 square foot building very close to your property line that would negatively impact your property value, cause visual and noise pollution and destroy the value of all of the expensive home renovations you may have done to improve your home. You may not see this "garage" from your home but, trust me, it will be a permanent detraction in our neighborhood.

I ask you not to approve Carol Phillips's application.

Respectfully,  
 Len de Rohan

**Helen de Rohan**  
 7320 Parliament Drive  
 Knoxville, TN 37919  
 Phone: 865.690.1819  
 Cell: 865.803.9153  
 Email: [lenderohan@comcast.net](mailto:lenderohan@comcast.net)





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

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**Fwd: MPC File No. 10-D-12-UR**

1 message

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

Tue, Oct 2, 2012 at 4:36 PM

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

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

From: **Brad Cottrell** <cottrelb@bellsouth.net>

Date: Tue, Oct 2, 2012 at 4:22 PM

Subject: MPC File No. 10-D-12-UR

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

Mr. Donaldson:

I am writing to oppose the approval of 10-D-12-UR, a Use on Review request by Carol Phillips. This is Item No. 31 on the MPC agenda for October 11, 2012.

I see this request as an attempt to make an “end run” around the restrictions of the Westmoreland Hills Subdivision which prohibit more than one single family residence per lot. Home owner Carol Phillips, in a meeting with Westmoreland Hills Homeowners Association (WMHHA) representatives on June 1, 2012, requested approval to build a two story “carriage house” consisting of 2,687 square feet of living area plus a 1,275 square foot garage on the lot at 1013 Bridgestone Place. This would be in addition to the existing single family residence on the lot. The WMHHA Board of Directors denied the request.

The request in 10-D-12\_UR is for a very large “garage” structure. My concern is that if approval is granted for this oversized garage, that living quarters, never contemplated by the MPC, will be constructed in violation of the subdivision restrictions.

I respectfully request that the MPC deny this request to the build the proposed garage on the lot at 1013 Bridgestone Place.

Bradley O. Cottrell

7432 Huntland Dr

Knoxville TN 37919



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

## Fwd: MPC File #10-D-12-UR

2 messages

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

Tue, Oct 2, 2012 at 12:07 PM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Richard Rawe** <RAWERC@comcast.net>

Date: Tue, Oct 2, 2012 at 12:06 PM

Subject: MPC File #10-D-12-UR

To: mark.donaldson@knoxmpc.org

Cc: Rawe Richard <RAWERC@comcast.net>, Krieg Dick <dkrieg@lewisking.com>

Mark,

I am attaching two copies of the Points for Consideration with signatures of property owners immediately adjacent to the subject property - 1013 Bridgestone Place. Please acknowledge receipt and assurance that the documents will be in the Agenda Package with notation that the documents are from adjacent property owners.

Thank you,

Richard Rawe



**Phillips, Talking Points Adjacent Property.pdf**

2147K

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

Wed, Oct 3, 2012 at 8:00 AM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Richard Rawe** <rawerc@comcast.net>

Date: Tue, Oct 2, 2012 at 9:03 PM

Subject: MPC File # 10-D-12-UR

To: mark.donaldson@knoxmpc.org

Cc: Rawe Richard <rawerc@comcast.net>, Krieg Dick <dkrieg@lewisking.com>, George Prosser <gprosser01@comcast.net>, Len de Rohan <lenderohan@comcast.net>

Mark,

The attached document represents the Westmoreland Hills Homeowners Association Board of Directors position on the proposed structure planned for 1013 Bridgestone Place - MPC File #10-D-12-UR. There has been no attempt on the part of the property owner, Carol Phillips, to follow the well defined procedures according to the Association Deed Restrictions with respect to this project. She did follow the procedure in May, 2012 for a "Carriage House", but when the plans were rejected by the Association, she reduced the footprint slightly, called it a garage, bypassed the Deed Restrictions, and applied for this Use on Review to build a larger "garage" than permitted by zoning regulations. Furthermore, we believe that if the request is granted, the final product will ultimately include living quarters as originally planned, and rejected by the Association on June 1, 2012.

We request that this Use on Review be denied not only because of our concern over the probability of living quarters being



added after an approval for an oversized garage, but more importantly because of the aesthetics of such a structure with respect to surrounding properties, the impact on our property values, water runoff, and quality of life.

Finally, it appears that the permitting process could be improved by requiring permit applicants to submit a letter from the respective Homeowners Association indicating that the Association has approved the plans for new construction or alterations to existing property. We are not asking the permitting bodies to enforce specific restrictions, but simply to provide for a check off before subsequent time, and manpower is committed. We are aware of past incidents where contractors have requested such a letter expecting, and required, to present same as part of the permit application.

Respectfully,  
Richard C. Rawe - WMHHA

p.s. This document is also included as an attachment, and we request it be included along with the Points for Consideration in the Agenda Package for the October 11 MPC meeting. Please acknowledge receipt of this email.

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## 2 attachments



**Phillips - MPC Letter.pdf**  
24K



**Phillips Points for ConsiderationR4.pdf**  
28K

MPC File No. 10-D-12-UR  
Phillips Use on Review - 1013 Bridgestone Place  
Points for Consideration

- Westmoreland Hills is a subdivision in west Knoxville consisting of 226 homes - all single family residences on lots zoned R-1.
- All deeds have a Declaration of Restrictions including prohibiting more than one single family residence per lot (see Unit 5, para. 6 Declaration of Restrictions).
- Additions/alterations to property must be approved in writing by the Westmoreland Hills Homeowners Association ( "Association" for short).
- Homeowner, Carol Phillips, stated in a meeting on June 1, 2012 with Association representatives Kely Hatley - President, and Richard Rawe - Property Chair, that a proposed 2 story structure would be used for living quarters for her two daughters, and for storage. The proposed structure, identified as a Carriage House noted 2687 square feet of living area including two bedrooms, four bathrooms, a Great Room, and a kitchen on the main level. An additional 1275 square feet of garage space on the lower level was included along with 814 square feet of living area. The request to construct the structure was denied.
- A prior request (circa 2001) for a separate living facility for the two adult daughters of the then President of the Association, Sam Anderson, was denied by the Association, and is the only precedent we have for a like situation. The separate facility was never built.
- Deed Restrictions require approval of 75% of the homeowners within a 600 foot radius of the proposed property change to override an Association decision to deny approval. A survey of 37 homeowners within a 600 foot radius of the Phillip's property resulted in zero votes to override the decision of the Association to deny approval of the proposal.
- The proposed structure is within 15 feet of a drainage easement. During wet weather, flooding in this area has occurred and it is believed the proposed structure and associated driveway will exacerbate the excessive water problem.
- The front elevation averages approximately 26 feet, while the rear is in excess of 30 feet. This is a massive structure which is not consistent with surrounding properties, and it is believed that such structure will negatively impact subdivision property values.
- No alternate plans have been submitted to the Association, nor has there been any communications between the homeowner or her spokesperson with the Board of Directors since the June 1 meeting when the request for approval was denied. The Association is concerned that approval will be granted for an oversized garage, and that living quarters never contemplated by MPC will be constructed. We respectfully request denial of the Use on Review request to construct the "garage".

While the Association recognizes the Deed Restrictions are a "private matter between the Association and the Homeowner", it would seem that recorded documents considered as part of the deed should be recognized as such by the regulatory bodies, and reflected in their judgement - not as to the specificity of each restriction, but as to the existence of deed restrictions, and the requirement for property owners to comply with those restrictions. Building permits should only be granted with a letter of approval from the affected neighborhood association in addition to the normal reviews by the City of Knoxville Plans Review and Inspection Division.

*George M. Brown 7306 Parliament*

*Helen A. de Roche 7320 Parliament Dr.*

*Butch Johnson 1008 Westmoreland Blvd.*

*Susan Roth 1313 Wubbin Ridge Dr 37919*



MPC File No. 10-D-12-UR  
Phillips Use on Review - 1013 Bridgestone Place  
Points for Consideration

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- The proposed structure is within 15 feet of a drainage easement. During wet weather, flooding in this area has occurred and it is believed the proposed structure and associated driveway will exacerbate the excessive water problem.
- The front elevation averages approximately 26 feet, while the rear is in excess of 30 feet. This is a massive structure which is not consistent with surrounding properties, and it is believed that such structure will negatively impact subdivision property values.
- No alternate plans have been submitted to the Association, nor has there been any communications between the homeowner or her spokesperson with the Board of Directors since the June 1 meeting when the request for approval was denied. The Association is concerned that approval will be granted for an oversized garage, and that living quarters never contemplated by MPC will be constructed. We respectfully request denial of the Use on Review request to construct the "garage".

While the Association recognizes the Deed Restrictions are a "private matter between the Association and the Homeowner", it would seem that recorded documents considered as part of the deed should be recognized as such by the regulatory bodies, and reflected in their judgement - not as to the specificity of each restriction, but as to the existence of deed restrictions, and the requirement for property owners to comply with those restrictions. Building permits should only be granted with a letter of approval from the affected neighborhood association in addition to the normal reviews by the City of Knoxville Plans Review and Inspection Division.

   
1017 BRIDGESTONE

Mark,

The attached document represents the Westmoreland Hills Homeowners Association Board of Directors position on the proposed structure planned for 1013 Bridgestone Place - MPC File #10-D-12-UR. There has been no attempt on the part of the property owner, Carol Phillips, to follow the well defined procedures according to the Association Deed Restrictions with respect to this project. She did follow the procedure in May, 2012 for a "Carriage House", but when the plans were rejected by the Association, she reduced the footprint slightly, called it a garage, bypassed the Deed Restrictions, and applied for this Use on Review to build a larger "garage" than permitted by zoning regulations. Furthermore, we believe that if the request is granted, the final product will ultimately include living quarters as originally planned, and rejected by the Association on June 1, 2012.

We request that this Use on Review be denied not only because of our concern over the probability of living quarters being added after an approval for an oversized garage, but more importantly because of the aesthetics of such a structure with respect to surrounding properties, the impact on our property values, water runoff, and quality of life.

Finally, it appears that the permitting process could be improved by requiring permit applicants to submit a letter from the respective Homeowners Association indicating that the Association has approved the plans for new construction or alterations to existing property. We are not asking the permitting bodies to enforce specific restrictions, but simply to provide for a check off before subsequent time, and manpower is committed. We are aware of past incidents where contractors have requested such a letter expecting, and required, to present same as part of the permit application.

Respectfully,  
Richard C. Rawe - WMHHA

MPC File No. 10-D-12-UR  
Phillips Use on Review - 1013 Bridgestone Place  
Points for Consideration

- Westmoreland Hills is a subdivision in west Knoxville consisting of 226 homes - all single family residences on lots zoned R-1.
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- A prior request (circa 2001) for a separate living facility for the two adult daughters of the then President of the Association, Sam Anderson, was denied by the Association, and is the only precedent we have for a like situation. The separate facility was never built.
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- The proposed structure is within 15 feet of a drainage easement. During wet weather, flooding in this area has occurred and it is believed the proposed structure and associated driveway will exacerbate the excessive water problem.
- The front elevation averages approximately 26 feet, while the rear is in excess of 30 feet. This is a massive structure which is not consistent with surrounding properties, and it is believed that such structure will negatively impact subdivision property values.
- No alternate plans have been submitted to the Association, nor has there been any communications between the homeowner or her spokesperson with the Board of Directors since the June 1 meeting when the request for approval was denied. The Association is concerned that approval will be granted for an oversized garage, and that living quarters never contemplated by MPC will be constructed. We respectfully request denial of the Use on Review request to construct the "garage".

While the Association recognizes the Deed Restrictions are a "private matter between the Association and the Homeowner", it would seem that recorded documents considered as part of the deed should be recognized as such by the regulatory bodies, and reflected in their judgement - not as to the specificity of each restriction, but as to the existence of deed restrictions, and the requirement for property owners to comply with those restrictions. Building permits should only be granted with a letter of approval from the affected neighborhood association in addition to the normal reviews by the City of Knoxville Plans Review and Inspection Division.



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

**Fw: MPC File No. 10-D-12-UR/ Phillips**

1 message

**Mark Donaldson** <mark.donaldson@knoxmpc.org> Thu, Oct 4, 2012 at 10:03 AM  
Reply-To: mark.donaldson@knoxmpc.org  
To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

**From:** "Butch Johnson" <bjohnson@duofastknoxville.com>  
**Date:** Thu, 4 Oct 2012 09:59:24 -0400  
**To:** <mark.donaldson@knoxmpc.org>  
**Cc:** <bjohnson@duofastknoxville.com>  
**Subject:** MPC File No. 10-D-12-UR/ Phillips

Commissioner Donaldson and members of MPC,

“North side of Bridgestone Place.NE of Nubbin Ridge Dr. Proposed Use: 1500SF garage” .....

This “garage” in actuality will be a 3000SF, two-story dwelling constructed within a stones throw of several neighbors back porches. Ms. Phillips presented a more forthright plan at a Westmoreland Hills Homeowners Association meeting several months ago and was obviously denied.

I ask you to deny this application as well.

Respectfully,

Ralph E. Johnson Jr.

1008 Westmoreland Blvd.



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

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**Fw: MPC File No. 10-D-12-UR, Phillips Use on Review, address 1013 Bridgestone Place**

1 message

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

Fri, Oct 5, 2012 at 7:23 AM

Reply-To: mark.donaldson@knoxmpc.org

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

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**From:** "Bill Neilson" <wsneilson@comcast.net>**Date:** Thu, 4 Oct 2012 22:09:32 -0400**To:** <mark.donaldson@knoxmpc.org>**Subject:** MPC File No. 10-D-12-UR, Phillips Use on Review, address 1013 Bridgestone Place

Dear Mr. Donaldson,

I write to you as a homeowner of a residence near 1013 Bridgestone Place, whose owner has requested permission to build a large garage on the back of her property. My address is 7320 Nubbin Ridge Drive, and our houses are sufficiently close together that changes at one residence affect the property value of the other.

I ask that you deny the request for a variance for 1013 Bridgestone Place.

The case before you, if approved, would circumvent the Deed Restrictions that everyone in the Westmoreland Hills subdivision agreed to when we purchased our houses. The homeowner's association has denied the request to build such a structure on the property, and I supported that decision. Deed Restrictions only work if everyone adheres to them, and as much as they may not like it, they must apply to the Phillips residence. While one might well argue that one should have the right to do as she pleases on her own property, one could easily counter-argue that she should move to a different subdivision where this would be permitted. And that would be my argument. If she does not like what she agreed to, she should move to where the agreement does not bind, rather than trying to circumvent the agreement.

Thank you for watching out for the rest of us in Westmoreland Hills.

Sincerely,

William Neilson

7320 Nubbin Ridge Drive

Knoxville, TN 37919

[865-293-2081](tel:865-293-2081)





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

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**Fw: Westmoreland Hills Request for Variance**

1 message

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

Thu, Oct 4, 2012 at 10:05 PM

Reply-To: mark.donaldson@knoxmpc.org

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

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**From:** "Beth Neilson" <bethneilson@comcast.net>**Date:** Thu, 4 Oct 2012 19:54:02 -0400**To:** <mark.donaldson@knoxmpc.org>**Subject:** Westmoreland Hills Request for Variance

Dear Mark,

I understand that one of my neighbors, Carol Phillips, at 1013 Bridgestone has requested a variance to build a large garage/carriage house. The Westmoreland Hills subdivision has a clear Declaration of Restrictions that as homeowners we all agreed to abide by when purchasing property in the subdivision. I have concern that approval of this variance will negatively impact my property value. The first submitted request for a structure that would also be used as living quarters was denied. A survey of homeowners within a 600 foot radius resulted in **zero** votes to override the Association decision to deny approval which to me is overwhelming support of our restrictions and approval process. The Association has shown consistency when reviewing such requests as demonstrated by the denial of a 2001 separate living facility request submitted by the Association President.

Please do not approve 10-D-12-UR.

If there is any additional information I can provide please don't hesitate to contact me.

Sincerely,

Elizabeth Neilson

7320 Nubbin Ridge Drive

Knoxville, TN 37919

[865-293-2082](tel:865-293-2082)





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

## Fwd: Request for variance 1013 Bridgestone Place

1 message

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

Thu, Oct 4, 2012 at 7:00 PM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Jim and Nancy Friedrich** <friedrichknox@comcast.net>

Date: Thu, Oct 4, 2012 at 6:21 PM

Subject: Request for variance 1013 Bridgestone Place

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

Dear Mr. Donaldson

I am writing to express my concern over the request for variance at the address in our Westmoreland Hills neighborhood, 1013 Bridgestone Place.

Prior to moving to our present home we lived on Parliament Drive, which is the backyard neighbor to Bridgestone. The gully that links the backyards is an area that floods easily. I understand that this proposed new construction (basically a second house on a single lot) will increase the runoff into this gully. Does the construction plan include a water abatement plan to reduce or eliminate this additional runoff? With recent serious health issues namely West Nile Virus I would think the MPC would take the issue of additional water runoff / buildup very seriously.

I understand this is a violation of our neighborhood restrictions, and you're not legally concerned with that. But the restrictions reflect the character of our neighborhood, meaning single structures on lots, established set-backs from the street, etc. and this second structure will be an eyesore for the neighborhood. I can only imagine how the immediate neighbors feel as they fear for the value of their very expensive homes. If everyone in our neighborhood is left to their own devices and plans then before you know it we'll have double wides parked in the front yards. Perhaps that is the next step for Bridgestone Place!

With great concern for our property values and the health of all in our neighborhood

Jim and Nancy Friedrich  
929 Hayslope Dr.  
Westmoreland Hills



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

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**Fwd: MPC File No. 10-D-12-UR**

2 messages

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

Tue, Oct 2, 2012 at 4:36 PM

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

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

From: **Brad Cottrell** <cottrelb@bellsouth.net>

Date: Tue, Oct 2, 2012 at 4:22 PM

Subject: MPC File No. 10-D-12-UR

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

Mr. Donaldson:

I am writing to oppose the approval of 10-D-12-UR, a Use on Review request by Carol Phillips. This is Item No. 31 on the MPC agenda for October 11, 2012.

I see this request as an attempt to make an “end run” around the restrictions of the Westmoreland Hills Subdivision which prohibit more than one single family residence per lot. Home owner Carol Phillips, in a meeting with Westmoreland Hills Homeowners Association (WMHHA) representatives on June 1, 2012, requested approval to build a two story “carriage house” consisting of 2,687 square feet of living area plus a 1,275 square foot garage on the lot at 1013 Bridgestone Place. This would be in addition to the existing single family residence on the lot. The WMHHA Board of Directors denied the request.

The request in 10-D-12\_UR is for a very large “garage” structure. My concern is that if approval is granted for this oversized garage, that living quarters, never contemplated by the MPC, will be constructed in violation of the subdivision restrictions.

I respectfully request that the MPC deny this request to the build the proposed garage on the lot at 1013 Bridgestone Place.

Bradley O. Cottrell

7432 Huntland Dr

Knoxville TN 37919

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

Mon, Oct 8, 2012 at 4:39 PM

**MPC November 8, 2012****Agenda Item # 21**
<https://mail.google.com/mail/u/1/?ui=2&ik=c822ec2964&view=pt&search=inbox&th=13a23318c...> 10/9/2012

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: <thomasbcarlson@comcast.net>

Date: Mon, Oct 8, 2012 at 4:33 PM

Subject: MPC File No. 10-D-12-UR

To: mark donaldson <mark.donaldson@knoxmpc.org>

Cc: rawerc@comcast.net

Dear MPC Members:

We are writing as homeowners in the Westmoreland Hills Homeowners Association concerning the request of resident Carol Phillips to build a "Carriage House" on her property at 1013 Bridgestone Place. We strongly oppose this construction as we have very strict deed restrictions in this subdivision that prohibit building such structures. We adhere to these restrictions; and, in a recent incident, a former Association President was denied permission to construct a detached building on his lot that would enable his daughters to care for him and his wife in their senior years. He completely understood, sold his home, and moved to a retirement community.

Officers of this association (I am Treasurer) have spent countless hours working on Association business and in numerous instances have taken care of costs ourselves or done the labor ourselves to save the Association money. Approval of this request will require much more time on the part of certain officers, and there will be no way to keep such construction under control. While this structure may turn out to be attractive, it violates our association regulations. We would be opening "Pandora's Box" if you were to allow this exception to the rule.

If someone wants to add buildings to their property, the best way to do this is to buy a piece of property where there are no or few restrictions. Therefore, you can do as you please. We have purchased other properties while maintaining our primary residence in Knoxville. Other friends have done likewise.

While this proposed project is not near our home, we can just imagine the noise and frustration on the part of neighbors who live near by and will have to put up with this for undoubtedly several months. We think in light of our regulations that this request is unreasonable.

You may or may not know this individual. Other MPC members may or may not know this individual. Regardless, our rules should be followed. It is just unfortunate that such an exception is being requested after the initial request was turned down.

Please understand the problems that we will be facing and consider this request among others to oppose the request that has been made.

Sincerely yours,

Tom and Mary Frances Carlson  
917 Hayslope Drive



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

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**Fw: 10-D-12-UR (1013 Bridgestone Place)**

1 message

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

Mon, Oct 8, 2012 at 9:45 PM

Reply-To: mark.donaldson@knoxmpc.org

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

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**From:** Ruth Coughlin <ruthcoughlin@live.com>**Date:** Mon, 8 Oct 2012 19:48:59 -0400**To:** <mark.donaldson@knoxmpc.org>**Subject:** 10-D-12-UR (1013 Bridgestone Place)

Dear Mark,

I am a backyard neighbor to 1013 Bridgestone Place. I feel strongly that this should not be approved. Mrs. Phillips knew or should have known the neighborhood restrictions when she bought the property. This is a huge structure she is proposing to build and I will be looking right at the rear elevation which exceeds thirty feet. It is certainly not consistent with surrounding properties in this neighborhood or any upscale neighborhood I am familiar with. There are several other important issues (drainage/property values, etc...) which I am sure you are familiar with that I do not need to go into.

Again, I respectfully request denial of the use on review request to construct this "garage".

Sincerely,  
Ruth C. Coughlin  
7324 Parliament Drive  
Westmoreland Hills Subdivision



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

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**Fw: 10-D-12-UR**

1 message

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

Tue, Oct 9, 2012 at 7:23 AM

Reply-To: mark.donaldson@knoxmpc.org

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

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

From: Rob &lt;betlerrb@aol.com&gt;

Date: Mon, 8 Oct 2012 21:47:07

To: mark.donaldson@knoxmpc.org&lt;mark.donaldson@knoxmpc.org&gt;

Subject: 10-D-12-UR

Mark,

I wanted to reach out and request that you do not approve 10-D-12-UR. I live very close to this property and agree with the home owners association of Westmoreland. I worry about the drainage easement and the elevation of the front of the house at 26 feet and the rear is in excess of 30. This is not consistent with the surrounding properties.

Also this was declined already. Please vote no

Thanks

Rob Betler

1100 Bridgestone Pl

Knoxville, TN 37919

Sent from my iPad



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

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**FW: Carol Phillips, 1013 Bridgestone Place**

1 message

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**Len Johnson** <lenedna@bellsouth.net>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Oct 9, 2012 at 2:14 PM

Betty Jo,

Here is the e-mail I received Monday.

Thanks,  
Len

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**From:** Len de Rohan [mailto:[lenderohan@comcast.net](mailto:lenderohan@comcast.net)]  
**Sent:** Monday, October 08, 2012 10:42 PM  
**To:** [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)  
**Subject:** Carol Phillips, 1013 Bridgestone Place

Dear Commissioner Johnson,

I understand that the MPC staff has recommended that the commissioners approve Carol Phillips's request to build a "garage" on her property but I am writing you to alert you that from canvassing the neighborhood, none of her neighbors are in favor of having this large structure in our backyards. It will cause tremendous water problems in our yards and greatly diminish the value of our properties. From the clear views of the Parliament Drive neighbors who back up to Ms. Phillips's yard, the structure will be two stories high with a pitched roof and approximately 3000 square feet. She is siting this structure behind a row of mature trees behind her house so that it will be out of her direct view.

We believe that she has every intention of finishing the structure as a living quarters for her children because it has been related directly to me that she has told this to some of the neighbors. She has requested approval for a "garage" because she felt that request would be approved by MPC.

Despite the recommendation from the staff, I urge you not to approve Carol Phillips's request.

Respectfully,

Len de Rohan

**Helen de Rohan**

7320 Parliament Drive

Knoxville, TN 37919

Phone: [865.690.1819](tel:865.690.1819)

Cell: [865.803.9153](tel:865.803.9153)

Email: [lenderohan@comcast.net](mailto:lenderohan@comcast.net)



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

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**Fwd: MPC File 10-D-12-UR**

1 message

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

Tue, Oct 9, 2012 at 3:04 PM

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

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

From: **PAUL BATES** <paulb7525@gmail.com>

Date: Tue, Oct 9, 2012 at 12:38 PM

Subject: MPC File 10-D-12-UR

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

Mr. Donaldson- I am emailing as a resident of Westmoreland Hills to express my concern for the proposed building of what seems to be an extreme building at 1013 Bridgestone Place. Westmoreland Hills is a comfortable neighborhood that residents are proud of and hope holds good property values over time. I am sure many in the neighborhood stand with me in asking you and MPC to deny this request for building. This would be a blight on the neighborhood and should not be allowed. Thank you for your consideration of my thoughts. --

**Paul Bates**

7205 Rutgers Drive





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

**Fw: 10-D-12-UR**

2 messages

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

Tue, Oct 9, 2012 at 7:23 AM

Reply-To: mark.donaldson@knoxmpc.org

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

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

From: Rob &lt;betlerrb@aol.com&gt;

Date: Mon, 8 Oct 2012 21:47:07

To: mark.donaldson@knoxmpc.org&lt;mark.donaldson@knoxmpc.org&gt;

Subject: 10-D-12-UR

Mark,

I wanted to reach out and request that you do not approve 10-D-12-UR. I live very close to this property and agree with the home owners association of Westmoreland. I worry about the drainage easement and the elevation of the front of the house at 26 feet and the rear is in excess of 30. This is not consistent with the surrounding properties.

Also this was declined already. Please vote no

Thanks

Rob Betler

1100 Bridgestone Pl

Knoxville, TN 37919

Sent from my iPad

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

Tue, Oct 9, 2012 at 3:05 PM

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

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

From: nancy elder &lt;nelder1017@att.net&gt;

Date: Tue, Oct 9, 2012 at 12:59 PM

Subject: 10-D-12-UR

To: mark.donaldson@knoxmpc.org

As I am concerned about the impact of water runoff and the impact on neighborhood property values, I ask you to vote no to 10-D-12-UR. Thank you for your consideration to this matter. Nancy Elder/Westmoreland Hills resident



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

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**Fwd: MPC File #10-D-12-UR for Phillips at 1013 Bridgestone Place**

1 message

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

Wed, Oct 10, 2012 at 4:28 PM

To: Tom Brechko <Tom.Brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **David Mayfield** <dmayfield777@hotmail.com>

Date: Wed, Oct 10, 2012 at 4:09 PM

Subject: MPC File #10-D-12-UR for Phillips at 1013 Bridgestone Place

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

Mr. Donaldson and Members of the MPC:

My wife and I moved to 7308 Parliament Drive in Westmoreland in March 2011. We are very impressed with the Westmoreland subdivision and the single family homes of varying architectural features. Our home is located behind the subject address, and down two lots to the east. We are in direct view of the subject home and lot.

After reviewing the plans for the subject petitioner, we oppose the construction of the large 1,500 square foot structure with over 4,000 square feet of driveway traversing the property. While the owner's 1-acre lot may be sufficient from a "green space" perspective, we never envisioned that a homeowner would want to build such a large, separate structure so far away from the existing home requiring such a massive driveway. Constructing this structure and driveway adjacent to neighboring property lines and in full view of over 10 homes is not consistent with the land use and is not conforming to Westmoreland Hills deeds regarding Declaration of Restrictions.

If my understanding of the plans is correct, the proposed structure and driveway is larger (in footprint) than the existing home. The request for the new structure and access is essentially a request for constructing a second home site on the property and using over 5,000 square feet of land.

We understand the petitioner desires an additional garage space. We strongly encourage that MPC reject the use of land for this separate structure, and that the petitioner seek adjacent garage space to be added attached to the existing home. From our perspective, this is a common practice in Westmoreland and would be more amenable to the nearby residents.

Thank you for considering our comments.

Regards,

David & Cindy Mayfield

7308 Parliament Drive

Knoxville, TN 37919



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

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**FW: Phillips Use on review, Agenda Item 31**

1 message

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**Len Johnson** <lenedna@bellsouth.net>

Wed, Oct 10, 2012 at 5:21 PM

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

Good Afternoon Betty Jo,  
Here is another e-mail.  
Thanks,  
Len

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

From: George Prosser [mailto:[gprosser01@comcast.net](mailto:gprosser01@comcast.net)]

Sent: Wednesday, October 10, 2012 4:49 PM

To: [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)

Subject: Phillips Use on review, Agenda Item 31

Mr. Johnson,

I am an adjacent property owner. MPC Staff believes, "The use will not significantly injure the value of adjacent property." I believe it will very significantly injure the value of adjacent property, as well as all property in the neighborhood. I don't want MPC gambling with my property value!

I will be looking at a 26 foot high structure, which is set back 200 feet, down a steep hill from Phillips' street. The structure is sited closer to my house than to Phillips' house. It is also sited where it's not visible (due to huge, mature trees) from her residence but painfully visible from adjacent properties.

I know for certain that no one who approves this use will or can help, when my property is damaged. I ask you to vote against this Use on Review. This use does not support your goal to promote quality development.

Thank you for your time and consideration.

(While not a factor in your decision, thank you for your military service from a fellow Vietnam veteran (First Calvary) and OCS (artillery) graduate.)

George Prosser  
7316 Parliament Drive

Sent from my iPad

Sent from my iPad

Sent from my iPad=



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

**Fw: 1013 BRIDGESTONE PLACE- MPC10-D-12-UR**

1 message

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

Thu, Oct 11, 2012 at 7:30 AM

Reply-To: mark.donaldson@knoxmpc.org

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

**From:** Geoff de Rohan <gderohan@dentek.com>

**Date:** Thu, 11 Oct 2012 03:59:12 +0000

**To:** mark.donaldson@knoxmpc.org<mark.donaldson@knoxmpc.org>;

jtocher.mpc@gmail.com&lt;jtocher.mpc@gmail.com&gt;; jwroth@qmwkx.com&lt;jwroth@qmwkx.com&gt;;

rebeccalongmire@hotmail.com&lt;rebeccalongmire@hotmail.com&gt;;

Nathan.J.Kelly@gmail.com&lt;Nathan.J.Kelly@gmail.com&gt;; lenedna@bellsouth.net&lt;lenedna@bellsouth.net&gt;;

artclancy3@gmail.com&lt;artclancy3@gmail.com&gt;; gewart@georgeewart.com&lt;gewart@georgeewart.com&gt;;

makane1@bellsouth.net&lt;makane1@bellsouth.net&gt;; cflomax@hotmail.com&lt;cflomax@hotmail.com&gt;;

brianpierce@mbarch.com&lt;brianpierce@mbarch.com&gt;; wstowers@stowerscat.com&lt;wstowers@stowerscat.com&gt;;

herb@claibornehauling.com&lt;herb@claibornehauling.com&gt;; cole5137@bellsouth.net&lt;cole5137@bellsouth.net&gt;

**Cc:** Krieg, Richard W.<DKrieg@lewisking.com>; Richard Rawe<RAWERC@COMCAST.NET>;

groth120@gmail.com&lt;groth120@gmail.com&gt;; susan.roth@lpnt.net&lt;susan.roth@lpnt.net&gt;; George

Prosser&lt;gprosser01@comcast.net&gt;; Butch Johnson&lt;bjohnson@duofastknoxville.com&gt;

**Subject:** 1013 BRIDGESTONE PLACE- MPC10-D-12-UR

Dear MPC Commissioners-

To clarify the neighbors' concerns regarding Carol Phillips's request for a variance to build a "garage" at the base of her property at 1013 Bridgestone Place, we would like to make each of you aware of several important factors that have not been addressed in her proposal. The attached document provides visual support of the point we make below.

Carol Phillips is asking for a Use on Review to build a 1500 square foot building which will be a mostly two story structure because of the steep slope of the property, thus the back of the building, which will be the view of most of the surrounding neighbors, will be at least 26 feet high. Ms. Phillips's drawings call for her to plant 4' high Leyland cypress which, although they may have a rapid growth pattern, would take some years to camouflage a 26 foot high building. This two story structure (footprint) will be much larger (36%) than 1500 square feet, more likely to be in the range of 2200 to 3000 square feet of useable space (based on allowable footprint), the size of many homes. To the neighbors it doesn't matter how the façade is constructed, it is still a huge eyesore to our lovely views from our windows and porches. Ms. Phillips is siting this building intentionally behind a large grove of trees behind her deck that would shield her view of the parking area and building but place it directly in sight of all of her nearby neighbors.

The large parking turn around and long driveway will create a tremendous water problem for the neighbors on Parliament Drive whose backyards are at the rear of this lot. Her large areas of pavement (around 4300 sq.ft.) plus the "garage" at 1500 sq.ft. will prevent the ground from absorbing rain water and that water will rush down to our yards and join the already huge swell of rain caused by the inability of the current drainage system under Westmoreland Blvd to handle the water. Our landscaping already is flooded during heavy rains. One can only imagine how much worse it will become if her additional driveway and parking area is permitted.

Most importantly, I have been told by those with whom she has spoken, that Ms. Phillips intends on changing this "garage" into a living quarters for her two daughters once this variance is approved. This opens up the potential of the building becoming a rental unit in the future as well as a "party house" for young people. This would be a huge aggravation and a true detriment to the value of our homes.

We implore you to not allow this to happen in our lovely neighborhood that all of us have worked so hard to maintain.

Please vote to not approve Carol Phillips's request for a use on review variance.

Thank you for your consideration in this important matter.

Sincerely,

Geoff and Len de Rohan  
7320 PARLIAMENT DRIVE  
KNOXVILLE, TN 37919

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 **MPC10-D-12-UR DRAINAGE & IMPACT R3R.pdf**  
1147K



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

**Fw: MPC File # 10-D-12-UR**

1 message

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

Thu, Oct 11, 2012 at 7:29 AM

Reply-To: mark.donaldson@knoxmpc.org

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

**From:** Richard Rawe <rawerc@comcast.net>**Date:** Wed, 10 Oct 2012 23:18:05 -0400**To:** <mark.donaldson@knoxmpc.org>**Cc:** Rawe Richard <rawerc@comcast.net>; Krieg Dick <dkrieg@lewisking.com>; deRohan Geoff <gderohan@dentek.com>; George Prosser <gprosser01@comcast.net>**Subject:** MPC File # 10-D-12-UR

Mark - Please add this document to the agenda package.

Begin forwarded message:

**From:** Jennifer Goswitz <jbgoswitz@att.net>**Date:** October 1, 2012 7:43:05 PM EDT**To:** rawerc@comcast.net**Subject:** Westmoreland Hills Homeowners Association

Hello Rick,

Nancy Proser asked me to send you an email concerning the violation of plans for The Phillips home on Bridgestone. I have been aware of the problem as this has proceeded forward.

My husband and I, (Frank and Jennifer Goswitz) live at 7304 Misty Meadow Place. We moved here in 1993. We are both realtors for Re/Max Preferred Properties and have been in the business since 1985.

The plan for the Carol Phillips second home/carriage house/guest house... whatever name they want to give this building site, is against the restrictions of this neighborhood. However, in spite of that fact, it will GREATLY diminish the VALUE of ALL THE HOMES DIRECTLY BEHIND THEM on Parliament and also ALL THE HOMES ON BRIDGESTONE.

As a realtor, I evaluate homes EVERY DAY. The most CRUCIAL factor for establishing the fair market value of a home is the CLOSED sales prices of ALL the homes in a specific neighborhood. For example, if the value of The Proser's home on Parliament is adversely affected by a "White Elephant" being built directly behind their home, ALL the homes in Westmoreland Hills ARE ADVERSELY affected EQUALLY. All licensed appraisers look at ALL the streets in our neighborhood and give EQUAL value in appraising a property. So for everyone in our Subdivision, when it is time for THEIR home to go on the market, that is when they will be impacted by this additional home being built on a lot that ALREADY has a home on it!

I strongly urge EVERY SINGLE PERSON in this neighborhood to appear at the MPC meeting and ANY City Council meetings in order to stop this dead in it's tracks. The real estate market is at an all time low. We do not need our OWN neighbors to due additional damage to the values of our homes in Westmoreland.

Please let me know if I can assist in any way possible.

Best regards,

Jennifer Baxter Goswitz  
Broker  
RE/MAX Preferred Properties  
117 Center Park Drive  
Knoxville, TN 37922  
Cell - [865-567-6405](tel:865-567-6405)  
Office - [865-218-1157](tel:865-218-1157)  
[jbgoswitz@att.net](mailto:jbgoswitz@att.net)  
[www.Goswitz.com](http://www.Goswitz.com)