



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

FW: Phillips Use on review, Agenda Item 31

1 message

Len Johnson <lenedna@bellsouth.net>

Wed, Oct 10, 2012 at 5:21 PM

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

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

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

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

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

To: 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 <bettyjo.mahan@knoxmpc.org>

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

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<jtocher.mpc@gmail.com>; jwroth@qmwkx.com<jwroth@qmwkx.com>;

rebeccalongmire@hotmail.com<rebeccalongmire@hotmail.com>;

Nathan.J.Kelly@gmail.com<Nathan.J.Kelly@gmail.com>; lenedna@bellsouth.net<lenedna@bellsouth.net>;

artclancy3@gmail.com<artclancy3@gmail.com>; gewart@georgeewart.com<gewart@georgeewart.com>;

makane1@bellsouth.net<makane1@bellsouth.net>; cflomax@hotmail.com<cflomax@hotmail.com>;

brianpierce@mbiarch.com<brianpierce@mbiarch.com>; wstowers@stowerscat.com<wstowers@stowerscat.com>;

herb@claibornehauling.com<herb@claibornehauling.com>; cole5137@bellsouth.net<cole5137@bellsouth.net>

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

groth120@gmail.com<groth120@gmail.com>; susan.roth@lpnt.net<susan.roth@lpnt.net>; George

Prosser<gprosser01@comcast.net>; Butch Johnson<bjohnson@duofastknoxville.com>

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

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



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

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

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
www.Goswitz.com