

A.L. Lotts Elementary School PTA



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9320 Westland Drive  
Knoxville, TN 37922



November 9, 2013

Knoxville/Knox County Metropolitan Planning Commission  
Suite 403, City/County Building, 400 Main Street  
Knoxville, Tennessee 37902

Dear Knoxville/Knox County Metropolitan Planning Commission:

My name is Susannah Sayre and I am the A.L. Lotts Elementary School PTA President. The A.L. Lotts PTA, which consists of 1,086 members, had a general membership meeting on October 22nd, and the membership voted to permit me to communicate on their behalf in opposition to the File #9-B-13-UR 909 and File #9-A-13-RZ Emory Church Rd. "Westland Cove" Proposal.

The Westland Cove development on Emory Church Road consists of building more than 328 apartments on 30 acres of land, a 76 boat marina and a 178 dry boat storage facility off of Emory Church Road. Emory Church Road is a narrow road located off Westland Drive at the intersection where West Emory Presbyterian Church is located. This will double the traffic count from 3,000 to 6,000 on Emory Church Rd. which is narrow from 21-27 feet wide, curvy, and with limited sight distance. This road cannot be widened due to utility easements, private residences, the railroad tracks and the lake. It currently has traffic back-up problems at the intersection of Emory Church and Westland as well as at Fox Rd. and Emory Church Rd. especially during morning and evening rush hours. Taking a left turn from Emory Church Road onto Westland Drive and a left turn from Fox Road over railroad tracks onto Emory Church Road are perilous endeavors. Adding more cars to this road will only exacerbate these current problems as well as make it more unsafe for our buses to travel as well as cars carrying A.L. Lotts students to and from school who live in these areas.

The Westland Cove development will cause traffic to increase not only on Emory Church Road and Westland Drive, but also on Fox Road and Canton Hollow Road since those are the only other arteries accessing Kingston Pike. Canton Hollow Road is a curvy narrow road that would need to handle more traffic with the addition of this high resident rezoning. Also, you will have more cars crossing the railroad tracks. There are railroad crossings at Fox Road and Canton Hollow Road. Those residing at Westland Cove will likely access Kingston Pike at these junctures.

There is also concern in our school community that this development will spur increased enrollment at our school thus leading to potential overcrowding and re-opening the portable classrooms. These portable classrooms are not secure areas for our children, because they can be accessed easily since they are outbuildings that are not protected by a fence.

On behalf of the A. L. Lotts Elementary School PTA, I hope you will take these points under consideration and will vote on Thursday, November 14th to oppose the rezoning of Emory Church Rd.

Yours Sincerely,

A handwritten signature in black ink that reads "Susannah Sayre".

Susannah Sayre  
A. L. Lotts Elementary School PTA President



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**File No. 9-A-13-RZ**

1 message

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**Tracy Clevenger** <tclevenger@promedcoinc.com>

Wed, Nov 13, 2013 at 9:33 AM

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

Betty Jo,

I wanted to voice my concerns about the proposed Westland Cove development on Emory Church Road. I believe that this development is unnecessary, and it concerns me for several reasons.

The first is that the development will add many students to our already overcrowded schools.

The second is that Emory Church and Fox Roads are narrow roads that are not designed to handle the additional traffic that would absolutely result from the development, and the existing homes and railroad tracks preclude the necessary widening. Even if the county has the easements to widen the road, it would be unfair to the many property owners along those roads to approve the project and then take advantage of the easements due to the development approval.

The third is that the proposed ingress/egress locations would cause many accidents and near-misses, particularly near the curve in Emory Church Road.

The fourth is that the additional bus stops that would be required for our school buses would be dangerous to both the schoolchildren and to the drivers of the vehicles each day during pickup and drop off.

Fifth, I am concerned that the addition of the development would lead to increased crime in the area, which would be detrimental to the quality of life for the current residents and would also be a burden on the Knox County Sheriff's Department.

I ask that the MPC refuse approval for the rezoning, the use on review, and the development as a whole. Thank you for your time and attention to this matter.

Sincerely,

Tracy Clevenger, J.D.  
Promedco, Inc.  
M:(865)567-3100  
F:(865)470-9878

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**FW: Westland Cove File # 9-B-13-UR**

1 message

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

Wed, Nov 13, 2013 at 8:26 AM

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**From:** Dennis Hatcher [mailto:[hatcherd75@hotmail.com](mailto:hatcherd75@hotmail.com)]  
**Sent:** Wednesday, November 13, 2013 6:09 AM  
**To:** [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)  
**Subject:** Westland Cove File # 9-B-13-UR

Mr. Johnson

I am writing in reference to File # 9-B-13-UR which relates to land at 909 Emory Church Road. A hearing is scheduled for November 14<sup>th</sup> on the use on review and zoning change. **I strongly oppose this proposed change in use.**

The project is ill placed in an area which cannot handle the traffic increase. The traffic study accepted by the county states that 80% of the traffic will flow to Westland and onto Pellissippi Parkway, and not follow the shortest route to Kingston Pike. This report is flawed and does not support this statement in any way. Please consider the photo below to gain an understanding of why this report cannot be relied upon to have correct numbers. This is a photo showing the traffic stacking on the Parkway from the traffic backup at Kingston Pike and the Interstate 40 squeeze- down to one lane flowing on to Oak Ridge. This back-up stretches all the way back to Westland which, according to the report, will be the path the 600-700 vehicles from this development will take every morning and afternoon. This photo was taken just prior to the peak rush hour in the morning as I was driving to my employment. Why would anyone assume the residents would go to Westland to join the rush when they can cut across Fox or Canton Hollow. Even though these roads are narrow and dangerous they are still the fastest way to Kingston Pike.



Thank you for your time and consideration

Dennis Hatcher

851 Zola Lane



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## FW: We Support Westland Cove!

1 message

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

Wed, Nov 13, 2013 at 8:25 AM

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**From:** Eric [mailto:[ericellsboats@bellsouth.net](mailto:ericellsboats@bellsouth.net)]  
**Sent:** Wednesday, November 13, 2013 5:35 AM  
**To:** [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)  
**Subject:** We Support Westland Cove!

Commissioner Johnson

I am writing to express my family's and my neighbors' support for the Westland Cove project. You should be aware that there are a lot of us who support this project. The combination of apartments, greenspaces, walking trails, boat and lake access doesn't exist anywhere.

I am very familiar with the area. I worked right down the road at Fox Road Marina for over 6 years. I never thought the traffic was that bad on any of those roads. When I heard about the public meetings, I went to see what the builders were proposing. The crowd was overwhelmingly negative and rude, but the project looks great to me. I would never speak up in a hostile room like that. There are a lot of us who like the ideas of the builders but are afraid to say so.

I think it is a great project and hope you will vote for it.

Sincerely,

Eric Jendrucko

1612 Colonade Road

Knoxville, TN 37922



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## FW: Westland Cove Apartment Opposition

1 message

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

Wed, Nov 13, 2013 at 10:15 AM

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**From:** Sonya Redwine [mailto:[swredwine@msn.com](mailto:swredwine@msn.com)]  
**Sent:** Wednesday, November 13, 2013 10:04 AM  
**To:** [lenedna@bellsouth.net](mailto:lenedna@bellsouth.net)  
**Subject:** Westland Cove Apartment Opposition

Dear Commissioner Johnson:

I am writing to you on behalf of and as a resident of the neighborhoods surrounding the proposed Westland Cove Apartment development currently under the MPC's consideration. I know your time is very valuable and so I will try to make my e-mail as brief as possible.

I have been a proud resident of the Emory Church Road, Westland Drive, Fox Road, Canton Hollow Road, and surrounding neighborhood area for over 10 years. In that time I have seen many changes such as new residential developments and most recently the rezoning of our area schools, which helped to alleviate our schools overcrowding issues. I have even witnessed neighbor's and the community's opposition to the two most recent multi-unit housing communities in our area, whereas I saw these developments as nothing more than growth of our community.

I have never personally opposed a new development in our area until the proposed Westland Cove Apartment and Marina development that is currently being evaluated by the MPC. As a resident of the area and the parent of a child who attends the school in this area, and as someone who travels the roads which would be affected by this proposed development, **I feel compelled to express my opposition and concerns in regards to the proposed Westland Cove Apartments.**

As a Commissioner, I am confident that you strive to make fair and reasonable decisions when it comes to proposed developments. As a member of the community affected by the proposed development, I am urging you to not approve the plan for Westland Cove Apartments and Marina as it has been submitted to the MPC due to the negative impact it will have on our immediate community.

I know that the MPC, and probably you, have already heard a whole list of reasons why residents of our community are opposed to this development. I know that the attorney representing the residents opposed to this development has provided the MPC with a whole list of technical and legal reasons as to why this development should not move forward as it is proposed. I want to take a moment though, just an average resident, as a parent, as a traveler of the roads in my area to share my thoughts...

### **Travel and Road Issues:**

My number one reason for the opposition of the proposed development at Westland Cove is traffic and road safety issues. Fox road and Emory Church road are very narrow roads with blind curves, no shoulders and no room for expansion.

I drive my child to and from school every day and make multiple other trips down both Fox road and Emory Church road daily. These roads are very narrow and traffic already backs-up at the railroad track when a train is passing, which is multiple times daily, and traffic also backs-up at the intersection of Westland and Emory Church daily during rush hours. Due to the current traffic and needing to drive these roads at a safe speed, I leave our home about 25 mins early in the morning so that my child will be on time for school. We live less than 2 miles from the school.

The roads are so narrow that often times if there is a large truck or a vehicle transporting a boat to the marina, you often have to

slow to a complete stop so that the larger vehicle can pass. It's either that or be run off the road into a ditch since there are no shoulders on these narrow roads.

The developer has stated that the proposed Westland Cove Apartments will double the traffic on our roads. Plain and simple, our roads cannot handle this traffic. I am aware that a couple of years ago plans were put into place by Knox County to improve some of the larger intersections in and around our area, but these plans do nothing to alleviate the traffic on Emory Church and Fox road. The roads immediately affected by the proposed development cannot be widened due to the railroad tracks and the water way. **There is not a way to create a road that can handle the traffic increase the proposed development will cause. This development would take an already hazardous road and make it miserable to travel and even more unsafe than it currently is.**

**The proposed Westland Cove Apartments and Marine does not comply with the Southwest Sector Plan for development:**

I know that development is the key to the continued growth and success of our local community and to Knoxville as a whole. Like I mentioned before, I am a proud resident of this area. I honestly do not feel there is a more beautiful place to live. That being said, we have development plans in place for a reason, to help ensure that our communities can grow, but to make sure that this growth is handled in such a way that we still have a desirable place to live.

**The proposed development at Westland Cove is flawed in many ways. I will not touch on the logistical details which were described in the letter to the MPC by the attorney for the opposition, but what I do want to touch on is the fact that no matter how you look at it the plan exceeds the density guidelines currently in place for the Southwest Sector. So, not only would the proposed development make our roads less safe to travel, it would also disturb our community development and not be consistent with the developments already in place.**

I know that you as a Commissioner, and the MPC, often do approve plans which go against current development guidelines. If I am not mistaken, I think the two apartment communities in our immediate area, that were built in the last few years, went before the MPC for approval. I am not so set in my ways or anti-development that I cannot appreciate or understand the reasoning behind decisions when the MPC decides to approve a plan that goes against current development plans. From what I can tell it seems that when the MPC does go against a plan, there is usually a need being met in the community (i.e. shopping when there is none, high density housing when there is none, etc.).

**On top of all of the traffic issues, the fact that this development is against current sector plans, there is the fact that this development does not meet any current needs in our community.**

There are currently 3 luxury apartment communities within a 5 mile radius of the proposed development. None of these communities are currently at maximum capacity. All of these communities are zoned for the same schools. As for the proposed marina, there are 2 marinas in the immediate area, both of which offer reasonable rates and neither of which are ever at maximum capacity.

**Trying to be brief:**

As I mentioned before, I want to try to be brief, but I also want to share with you as much as possible in regards to why I am asking you to please not approve this potential development.

If time allowed, I could touch on the other concerns in regards to this development...

- Concerns about environmental impact due to waste water and sink holes.
- Concerns with the fact that the proposed marina is in an area which TVA keeps too low for boating activity during the cooler months.
- Concerns in regards to the potential re-overcrowding of schools.
- Concerns about misleading statements from the developer being pumped into the community via mailbox fliers. Flyers which imply that if this development is not approved that road improvements, which have already been approved by Knox County, will not happen (flyer attached). Concerns about banners directing individuals to visit the Westland Cove Apartments website to more misleading statements. There is currently a [video statement on the developer's website](#), which is worded in such a way that it makes it seem as though the developer is responsible for the road improvements I mentioned earlier, road improvements that Knox County approved 2 years before the land was even purchased by the current owner.

Again, I hope you will please not approve this development as it is proposed. I don't think anyone in this area is totally opposed to development of the land in question. We welcome new neighbors to our area. What we want as residents is for the land to be developed inline with the current sector plans and in a way in which everyone benefits and in a way in which no one's safety has to be compromised.

On behalf of my family, my small child who I drive on the roads affected and on behalf of the residents in this area, I hope that you will put community, quality of life and safety before this development.

I want to thank you so very, very much for your time and thank you for the work you do to help make Knoxville and Knox County a great place to live.

Sincerely,

Sonya W. Redwine  
9521 Continental Drive  
Knoxville, TN 37922

[swredwine@msn.com](mailto:swredwine@msn.com)



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# Westland Cove

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

Greetings Neighbors,

There is a tremendous improvement coming to your community! Westland Cove is an exciting lakefront residential community featuring ultra high-end apartments, a marina, lakefront parks, and huge conservation areas. Please visit:

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

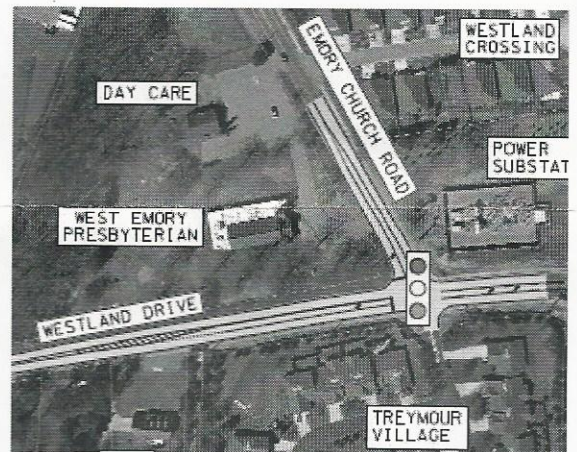


## Community Architecture Presentation

A detailed description of the architecture for the open spaces, clubhouse, and residential buildings in Westland Cove

## Traffic Improvements Presentation

A detailed description of the traffic improvements proposed on Westland Drive and Emory Church Road by TDOT, Knox County and the Westland Cove project.



### Your Opinion Matters!!

Many in the community have opposed this project, preferring instead that the entire property be **clear-cut** for single-family residential homes with no conservation areas, no roadway improvements, no park greenways, and no character. Leave Feedback on [www.WestlandCove.com](http://www.WestlandCove.com) and tell us you **Support** Westland Cove

MPC File Number: 9-A-13-RZ

HUBER PROPERTIES / CLEAR WATER PARTNERS LLC

Northeast and southwest sides Emory Church Rd. and I-140, north of Henderson Ln., Commission District 5. Rezoning from A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway)

Dear Metropolitan Planning Commission,

As a long time Knox County resident (20+ years), I have seen much expansion, some good, some not as good. I live in the Edgewater Subdivision off of Canton Hollow Road and use both Canton Hollow and Fox/Emory Church as part of my daily commute. I have watched as Turkey Creek turned from wetland to shopping mecca. I watched at Concord Park was allowed to turn from a family park with a pool and lots of land to play to a commercial, for profit restaurant and large, overpriced marina.

I am very opposed to further development of the area. From that point on Emory Church you can see both Fox Road Marina and Concord Marina, neither of which is full, making no need for a marina. TVA water levels make it unlikely that 6 boat ramps are even possible in that area, even as far west as the property on the proposal extends. But my main opposition is the apartments and the traffic created.

Apartments would be an eyesore in the area. 2829 extra vehicle trips on those roads would be ridiculous and unsafe. Any time that it rains or even is foggy, there is a collision or vehicle leaving the road on Canton Hollow. Canton Hollow can not be widened due to lack of right of way. Emory Church is a little wider but very windy. With no light at the intersection of Westland, there are times of very long waits especially 7 - 9am and 3 - 6pm and all day on Saturday.

Lastly is a little more personal as that area is one of the few undeveloped area left close to the lake. The number of wildlife - deer, turkeys, frogs, turtles etc - that currently exist on the property cannot be expected to move into a small 17.4 acre area that has been deemed unsuitable for apartment buildings. It would just be sad to see so many more animals homeless just to accommodate people who have plenty of choices as to where to live.

Thanks,

Ann Zimmerman  
1021 Ashley Michelle Ct  
Knoxville, TN 37934



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## Oppose Apartments

1 message

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**Chuck Moore** <cm5mk1@comcast.net>

Wed, Nov 13, 2013 at 4:05 PM

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

Without a doubt the proposed apartments and marina are a bad idea for Emory Church Road and community in general, increasing traffic jams and population density destroy the family atmosphere we all treasure. We work hard to own homes in good communities, but MPC does not appear to give a damn about the damage they are inflicting on our property values and quality of life.

Don't underestimate the fight MPC has coming if they approve this and other apartment complexes.

Chuck Moore  
9421 Ravenwood Circle  
Knoxville, Tn 37922

Sent from my iPhone