

▶ **FILE #:** 9-A-13-RZ **AGENDA ITEM #:** 23
 POSTPONEMENT(S): 9/12/13 **AGENDA DATE:** 11/14/2013

▶ **APPLICANT:** HUBER PROPERTIES / CLEAR WATER PARTNERS LLC
OWNER(S): MELGAARD

TAX ID NUMBER: 144 020 PORTION OF 044-018 (MAP ON FILE AT MPC)
JURISDICTION: County Commission District 5
STREET ADDRESS: 909 Emory Church Rd

▶ **LOCATION:** **Northeast and southwest sides Emory Church Rd. and I-140, north of Henderson Ln.**

▶ **APPX. SIZE OF TRACT:** 101.26 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Emory Church Rd., a minor collector street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** **A (Agricultural) & F (Floodway)**

▶ **ZONING REQUESTED:** **PR (Planned Residential) & F (Floodway)**

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development and marina

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the north and south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential development / PR (Planned Residential)

South: Residential development / PR (Planned Residential) and RP-1 (Planned Residential)

East: Vacant land and residences / A (Agricultural), PR (Planned Residential) & F (Floodway)

West: Vacant land and water / A (Agricultural) and F (Floodway)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and low density residential uses, under A, PR, RA and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac, subject to 3 conditions:**

1. The proposed undisturbed areas on the east side of Pellissippi Parkway must be placed into conservation easements. (See associated development plan on this agenda - 9-B-13-UR). Plan shows approximately 17.4 acres to remain undisturbed and placed in conservation easements.
2. At least a portion of the area west of Pellissippi Parkway must be dedicated for public access. A portion of the areas dedicated as conservation easements must also be dedicated for public access. This will be

expected when development plans are submitted for MPC consideration on that portion of the site.

3. No clearing or grading of the site shall be permitted until a development plan is approved by MPC as a use on review.

With the recommended conditions, a development plan, meeting conditions 1 and 2, would have to be reviewed and approved by MPC as a use on review prior to any site disturbance.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Staff is recommending conditions 1 and 2 above to meet the 'Density Bonus Provision' of the Hillside and Ridgetop Protection Plan (HRPP), which recommends allowing a bonus of up to 10% more dwelling units when a conservation easement is placed on an undisturbed steep hillside portion of a parcel. It also recommends allowing an additional bonus of up to 10% more dwelling units when public access, such as a trail easement is provided within the development and/or conservation easements (see the attached slope analysis with calculations that were used to determine the recommended density based on the suggestions of the HRPP.
2. With strict application of the "Residential and Land Disturbance Guidelines" from the HRPP on the 66.67 developable acres, the recommended density would be around 2.58 du/ac or 172 units. After applying the recommended density bonus, that density is increased 20% to 3.09 du/ac or 206 units. Staff is recommending the additional density on the site, allowing for up to 5 du/ac, based on the following locational criteria:
 - The site is located within a half mile from the major interchange of Pellissippi Parkway and Westland Dr.
 - The site is adjacent to and has easy access to Pellissippi Parkway, which is a major regional transportation corridor linking Anderson, Knox and Blount Counties.
 - The site is surrounded by suburban low density residential development at zoning densities of up to 5 du/ac.
 - The site is separated from lower density development by a railroad right-of-way to the north and portions of Ft Loudon Lake to the east and west. To the south are two large parcels that are zoned planned residential at densities ranging from 3 to 5 du/ac.
 - The site is located in such a way that it has lake frontage, as well as higher elevation areas that could offer mountain views, increasing the desire for greater density development. Also, if the accompanying use on review development plan (9-B-13-UR) is approved, the proposed apartments would be located next to a marina.
3. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses and slope protection on the sector plan, consistent with the recommended density.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. At the requested density of up to 5 du/ac on the 66.67 developable acres reported, up to 348 dwelling units could be proposed for the site. Developed with attached residential units, this would add approximately 2928 trips to the street system and about 53 children to the school system. To arrive at the developable area figure, which is the only portion of the site that can be used to calculate PR density, staff subtracted the area below the 820' contour (31.2 acres) and the area to be included as part of the marina (2.96 acres) from the total area being requested for PR zoning (100.83 acres).
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties. The associated development plan proposes significant areas of land adjacent to other residences to be left undisturbed, which will provide sufficient buffering from neighboring uses. With the recommended condition #1 above, these undisturbed areas, will be placed into conservation easements to remain undeveloped forever.
3. Public water is available to serve the site. Sanitary sewer is available in the area, but may need to be

extended to serve the development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes low density residential uses and slope protection for this property, which allows consideration of a density of up to 5 du/ac, which is what the applicant is requesting.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning in this area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 2928 (average daily vehicle trips)

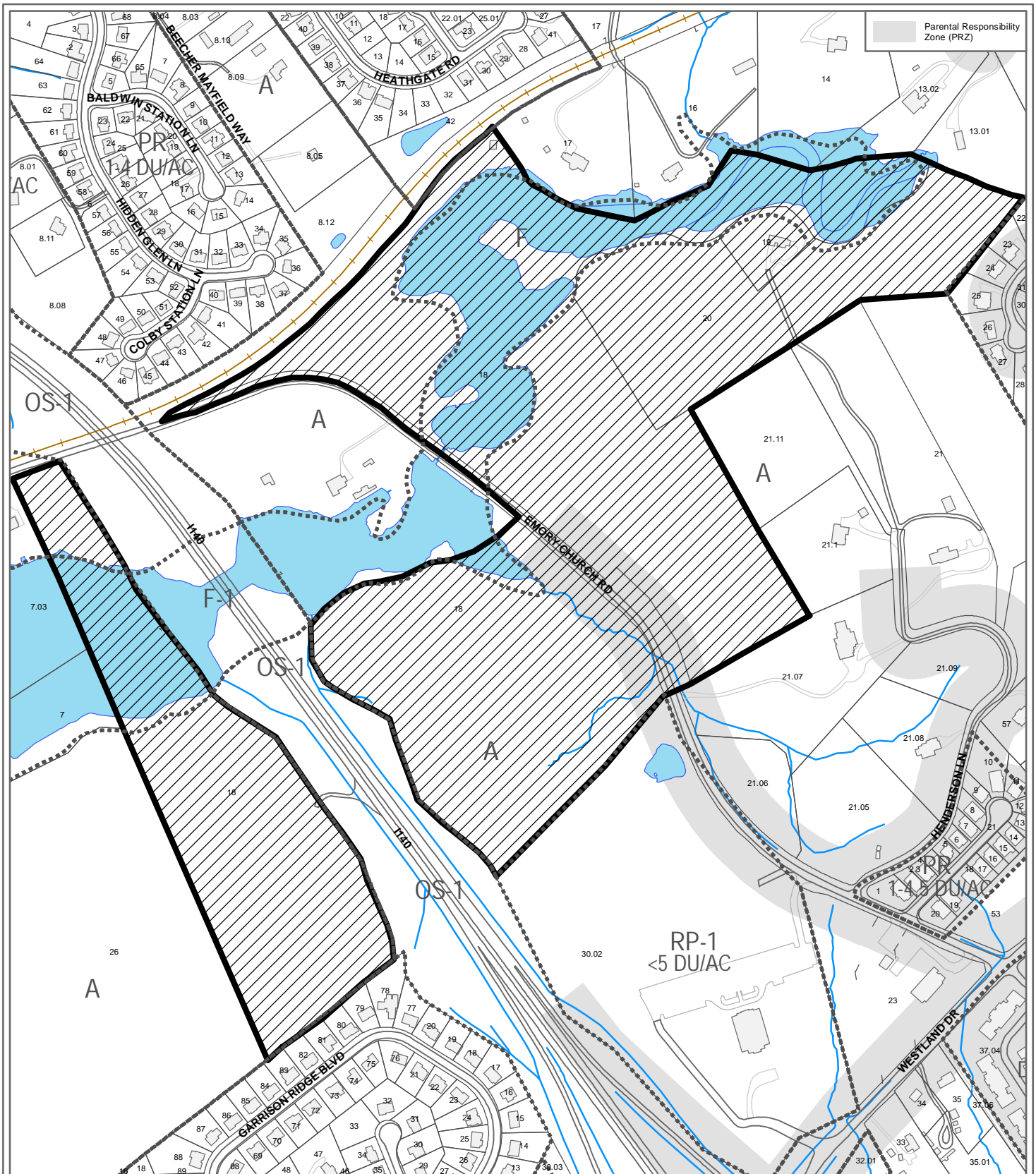
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 53 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 12/16/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-A-13-RZ
REZONING**

From: A (Agricultural) & F (Floodway)
To: PR (Planned Residential) & F (Floodway)

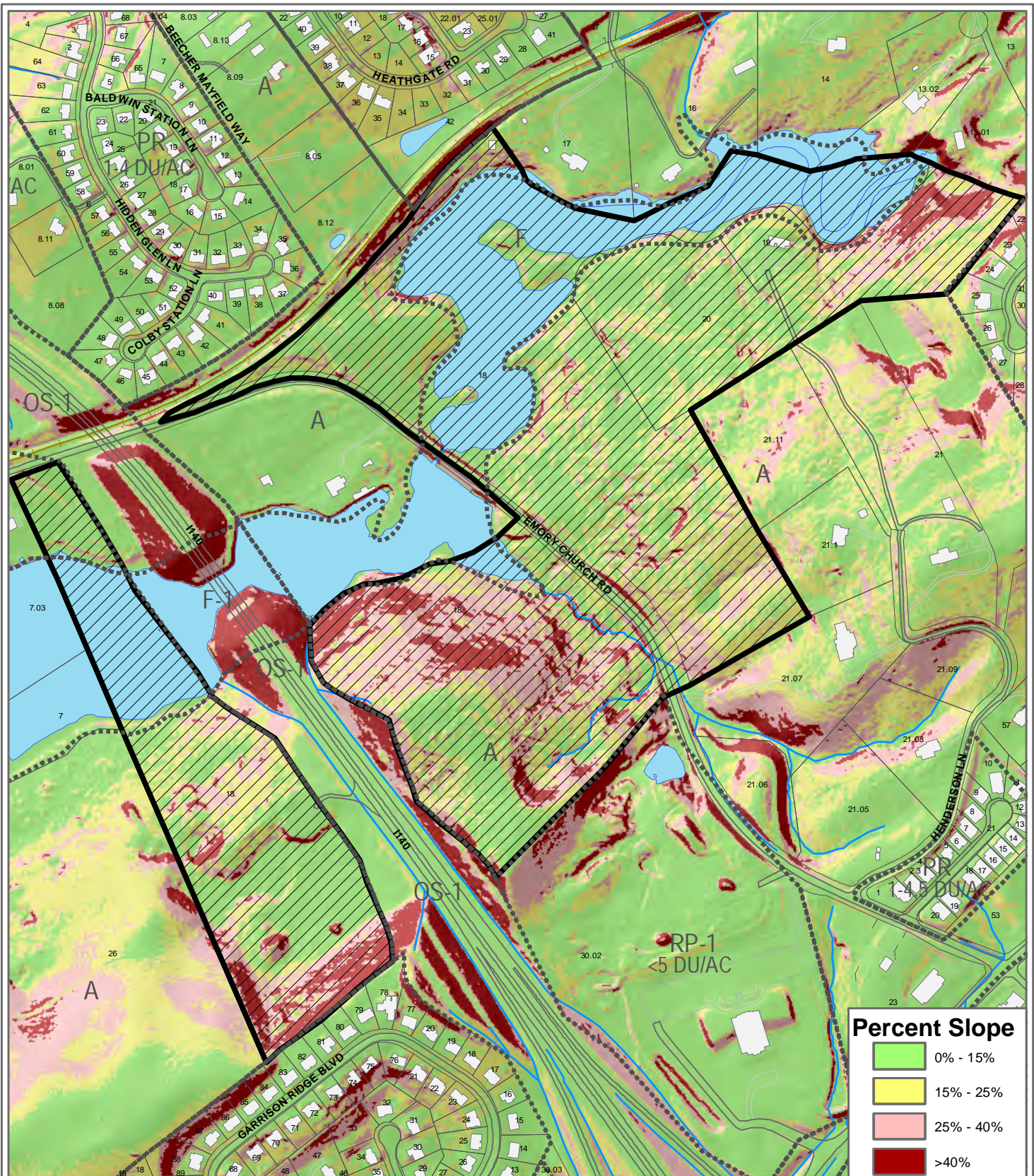


Petitioner: Huber Properties / Clear Water Partners LLC

Map No: 144
Jurisdiction: County



Original Print Date: 8/16/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**9-A-13-RZ
REZONING - SLOPE ANALYSIS**

Petitioner: Huber Properties / Clear Water Partners LLC



From: A (Agricultural) & F (Floodway)
To: PR (Planned Residential) & F (Floodway)

Map No: 144

Jurisdiction: County

Original Print Date: 8/16/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



9-A-13-RZ Slope Analysis

			Acreage
Area Below the 820' Contour *			31.2
Area Above the 820' Contour			
Value	Percent Slope	Count	Acres
1	0%-15%	48031	27.57
2	15%-25%	34823	19.99
3	25%-40%	26518	15.22
4	>40%	11960	6.86
			69.63
Ridgetop Area			0
Site Total			100.83

* includes area under water and some right-of-way along Emory Church Rd

Application of residential density recommendations from HRPP:

Current LDR sector plan designation allows consideration of up to 5 du/ac.

0-15% slope - 24.61 ac * 5 du/ac = 123 units

15-25% slope – 19.99 ac * 2 du/ac = 40 units

25-40% slope – 15.22 ac * 0.5 du/ac = 8 units

>40% slope – 6.86 ac * 0.2 du/ac = 1 unit

For a total of 172 units on 66.67 acres (Density of 2.58 du/ac)

Application of density bonus – 172 * 20% = 206 units (Density of 3.09 du/ac)



Fwd: MPC File #9-B-13-UR - Emory Church Road

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Sep 5, 2013 at 8:06 AM

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

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

From: **Sherry Whitaker** <whitakerknox@earthlink.net>

Date: Thu, Sep 5, 2013 at 8:04 AM

Subject: MPC File #9-B-13-UR - Emory Church Road

To: mark.donaldson@knoxmpc.org

Mr. Donaldson,

We are writing in strong opposition to the request for rezoning and development of the property located at 909 Emory Church Road (File #9-B-13-UR). As landowners located in the adjoining cove, we feel the proposed development of over 300 apartments would totally be out of character with the existing properties around the lake in the area. Each of the long-term residents around the cove has over an acre of property per dwelling (most have 3 or more acres).

The area east of Emory Church Road is currently a quiet cove bustling with wildlife. Blue herons nest each year in this area. Other inhabitants include beavers, wild turkeys, deer, ospreys, and ducks. We have recently started seeing a bald eagle in the area. It truly is a wildlife sanctuary.

While we realize that some development is unavoidable, our main concerns with this extraordinarily large project are:

1. Destroying the character of the neighborhood
2. Environmental impact to existing wildlife due to increased noise and activity
3. Greatly increased traffic to an already crowded Westland Drive and narrow Emory Church Road
4. Overcrowding of schools that were just recently adjusted
5. Large influx of transient apartment dwellers not invested in taking care of the property

Thank you for your consideration. Please do not allow this development at the current high density proposal. We would be happy for you to visit us and see the area for yourself.

Respectfully,

Michael and Sherry Whitaker

823 Zola Lane

Knoxville, TN 37922

[\(865\) 693-3439](tel:(865)693-3439)



Fwd: File #9-B-13-UR 909 Emory Church Road "Westland Cove"

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Sep 5, 2013 at 8:06 AM

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

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

From: **Pete Carpenter** <pwcarp@charter.net>

Date: Wed, Sep 4, 2013 at 7:54 PM

Subject: File #9-B-13-UR 909 Emory Church Road "Westland Cove"

To: herb@claibornhauling.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georteewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com, tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Cc: Pete Carpenter <pete.carpenter@provisionhp.com>, saddlebreds@charter.net

I am writing as a concerned resident of Tan Rara Oeste subdivision just north of this proposed apartment/marina/boat storage complex on Emory Church Road. I highly encourage each of you to travel Emory Church Road near rush hour or when school is starting or letting out, or travel up Fox Road to Kingston Pike during rush hour to fully appreciate my concerns.

First, traffic:

- Emory Church, Fox, George Williams, and Canton Hollow Roads are all narrow, 2-lane, winding country roads totally incapable of handling the added traffic this project will impose. What traffic study has been done to justify the additional vehicle load? What written commitments has the developer made to widen the roads (to at least 3 lanes with a center turn lane) and shoulders (which are non-existent now). What traffic signals and signs has he committed to in writing to provide for the safety of motorists and relief of enormous congestion—Fox Road/Kingston Pike, Fox Road/Emory Church Road, Emory Church Road/Westland Drive, entry/exit to the development?
- Fox Road and Canton Hollow each pass by the entrance road to a school which are dangerously hard to navigate during rush hours. Increased traffic will only increase the danger to drivers and children.
- Fox Road tees into Emory Church Road at a dangerous railroad crossing that has no traffic signals or signage of any sort—only crossing arms and lights. this crossing already backs up hundreds of feet in all directions during busy times when a train passes. This added volume will make this intersection extremely dangerous without substantial improvements.
- Fox Road is very busy during morning rush/school hours and often backs up past Commercial Drive with drivers waiting to get out onto Kingston Pike. Traffic on Fox Road notoriously speeds and I would expect no improvement with a heavier flow—only increased danger. This will be the obvious route for residents of the development to reach Kingston Pike. The increase in volume will also greatly increase the already difficult task of exiting from the (4) subdivisions who only have this route of exit available to them.

- The residents at this development would send their kids to West Valley MS or A.L. Lotts Elementary School

via George Williams Drive or Westland Drive respectively. The traffic at Lotts already backs up hundreds of feet in either direction at school start and dismissal every day choking traffic on Westland Drive. To get to West Valley, traffic has to travel a heavily residential area over a very narrow country street with a difficult curve and hill leading up to the stop light at the entry to West Valley.

- Where Fox Road ends and becomes Canton Hollow Road there is a sharp 90-degree turn that immediately crosses the same railroad tracks—again with no traffic control measures at all. There have been several serious accidents at this corner, and heavier traffic will only make matters worse.
- What pedestrian traffic can be expected on Emory Church Road from the residents? There are no shoulders nor sidewalks now, so pedestrians would have to walk in the travel lanes of this very narrow road.

Next, Boats:

- There already is a marina less than 1/4mile west of this development—Fox Road Marina. Congestion, noise, dangerous traffic, and degradation of the lake beauty are not worth adding another marina.
- The lake spur where the marina is proposed nearly dries out when the lake is down. This is a terrible spot to put a marina unless you want your boat sitting in mud or navigating water so shallow as to damage props.
- There are existing residential areas surrounding the location. How bright is it to have fuel storage so close to wooded residential property? Considering the volume of fuel I envision, they will either have to have underground tanks which are an environmental nightmare and could pollute the lake, or above ground tanks which are totally ugly and inappropriate for this area.

Other concerns:

- What is the available student capacity at A.L. Lotts and West Valley MS? I suspect both these schools are already near capacity. Has anyone consulted with the schools? If the elementary kids are assigned to the new school at Northshore Town Centre that means they will have to travel on a busy interstate highway to get there and back. That doesn't seem like a wise choice.
- To my knowledge the closest fire stations are the Rural Metro and KFD stations at Parkside Drive north of Kingston Pike. That makes for a dangerous route across Kingston Pike and down Fox Road. Have the fire departments been consulted for their concerns? Is there adequate fire main distribution and pressure for the large influx of residents?

This is a very bad location to place such a large and densely populated development. I strongly, strongly urge you to veto the developer's request for Use on Review.

Pete and Cathy Carpenter

10200 Tan Rara Drive

Knoxville, TN 37922

(865) 712-9192

pwcarp@charter.net



Fwd: Use on Review 9-B-13-UR and Zoning Request 9-B-13-RZ (A to PR)

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Sep 3, 2013 at 9:46 AM

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

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

From: **ED BENSON** <bensonce@bellsouth.net>

Date: Tue, Sep 3, 2013 at 9:27 AM

Subject: Use on Review 9-B-13-UR and Zoning Request 9-B-13-RZ (A to PR)

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

Subject: Use on Review 9-B-13-UR and Zoning Request 9-B-13-RZ (A to PR)

“Westland Cove Development”

*Please note this Emory Church Road proposal does not relate to the Northshore Town Center issues.

Meeting: September 12, 2013 @ 1:30p

File Number(s): 9-B-13-UR and 9-B-13-RZ

Tract Size: 101.26

Address: 909 Emory Church Rd.

Dear Mr. Donaldson,

I am writing to oppose the Westland Cove apartment complex development proposed for the Melgaard property located at 909 Emory Church Road in West Knox County. This property is adjacent to my personal residence and my family’s land.

Twelve four story apartment buildings with a total of 328 apartments is in violation of the long standing Southwest County Sector plan that proposes single family residential dwellings for our community.

Adjacent property owners have adhered to the county density guidelines, but homeowners are now facing this dense apartment development that will devastate our community.

The proposed high density development presents a multitude of problems for our community.

- Increased traffic
- 6 additional entrances/exits on Emory Church Road

- Inadequate roads
- Fire Safety (328 apartments plus 254 boats, all serviced by narrow roads.)
- Safety (traffic, pedestrians, crime)
- Impact on schools
- Transient renters (non-owner care of property, continual support/transient traffic)
- Noise

Tax Records on this property indicate total acreage of 91.98 acres, but the developer claims 101.26 acres much of which is not “usable” land according to the Southwest Sector Plan definition.

The proposed development does not adhere to the current Knoxville-Knox County MPC: Southwest Sector General Plan 2033 and does not comply with the Hillside and Ridgetop Protection Plan.

Knoxville-Knox County MPC: Southwest Sector General Plan 2033 specifies in section 11.2 “Additional Development Policies”, the density for residential development will be based upon the amount of “usable” acreage, excluding areas which are under water, in floodways, have steep slopes, or are otherwise undevelopable.

Drawings submitted to MPC by the developer indicate the clearing and demolition requirements for this proposed apartment development will be:

Apartment Complex West of Emory Church Rd. - 9.0 acres will be cleared

Apartment Complex East of Emory Church Rd. - 17.6 acres will be cleared

For a total of 26.6 acres cleared

How can 328 apartments on 26.6 acres comply with the Southwest Sector Plan when the developer has indicated on his own drawings that only 26.6 acres is usable land?

Sincerely,

Charles Ed Benson

1000 Henderson Lane

Knoxville, TN 37922

Home [\(865\)693-7307](tel:(865)693-7307)

Mobile [\(865\)567-3815](tel:(865)567-3815)

BUDDY'S
bar-b-q 
My Kinda bar-b-q

September 4, 2013

Metropolitan Planning Commissioners

Re: Huber Project # 9-A-13-RZ / Emory Church Road project

Please vote NO to this rezoning , or at least make a motion to postpone the voting until the community has had time to process the effects this development will have on our neighborhood in addition to the already horrible traffic problems!

My personal residence fronts Emory Church road and backs up to Henderson Lane. This project would border our property line. We have over \$2 million invested in our home and acreage.

When we learned of the rezoning efforts of Huber Properties to build at 378 unit apartment complex 4 stories tall on Emory Church Rd we were immediately concerned with the traffic, property value, over-crowding of A L Lott's elementary school and the privacy of our home.

During peak hours it is very difficult to turn onto Westland Drive without adding 500 more vehicles into the mix.

I greatly appreciate your consideration to vote NO on this rezoning.

Sincerely,



Mark Smothers





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

Fwd: FW: Message from KMBT_C454

1 message

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

Thu, Sep 5, 2013 at 4:39 PM

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

From: **Virginia Smothers** <virginias@buddysbarbq.com>
Date: Thu, Sep 5, 2013 at 9:50 AM
Subject: FW: Message from KMBT_C454
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Mr. Brechko,

My husband, Mark Smothers, met with you on Tuesday regarding the rezoning of the Emory Church Road project. We would appreciate it if you would include this letter in your information packet going to the commissioners for consideration. We would love it if you would vote NO to this rezoning or at least postpone it as Mark and I will be out of town and unable to attend the meeting. We are greatly concerned with the traffic issues this project would create among other things.

Thank you!

Virginia Smothers

Buddy's bar-b-q

Catering Department

Office 865.588.0051

Fax 865.588.7211

logo_text_home



From: scans

Sent: Thursday, September 05, 2013 9:40 AM



Fwd: File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Fri, Sep 6, 2013 at 8:04 AM

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

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

From: **Janet Morgan** <jmkentucky@yahoo.com>

Date: Thu, Sep 5, 2013 at 9:26 PM

Subject: File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, michael.brusseau@knoxmpc.org, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Mr. Brechko, Mr. Brusseau, & Mr. Donaldson,

I am writing as a very concerned citizen about the "Westland Cove" proposal on Emory Church Road. Emory Church Road is a very narrow road and cannot handle a 328 apartments, 178 boat storage sheds, & a 76 boat marina. My kids go to A.L. Lotts Elementary School. Our school cannot handle that large of an influx of students that would come from 328 apartments. It is already very difficult to turn left onto Westland Drive in the mornings on our way to school.

Traffic already backs up almost to the Shoreline Church back entrance by 7:30am. This is without all the additional traffic from a new apartment complex. I drive Emory Church Road everyday at least 4 times a day. There are many blind turns on this road. It would become much more dangerous with that much additional traffic. Please vote NO on this proposal. This is not the right location for this apartment complex, boat storage shed, & marina. Please take into consideration all the families already around here and do not endanger the safety of our kids. Emory Church Road is not a safe road to add that much traffic. Please vote NO on September 12th!!!

Thank you for listening!

Sincerely,

Janet Morgan

Fox Landing Subdivision (off Fox Road)

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 8:51 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: 9-A-13-RZ

[Quoted text hidden]

--

Michael A. Brusseau, AICP, Senior Planner



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

Fwd: Emery Church Road development

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 5, 2013 at 4:06 PM

Re: 9-A-13-RZ

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

From: **Joe Harrison** <joeharri@chartertn.net>

Date: Thu, Sep 5, 2013 at 4:03 PM

Subject: Emery Church Road development

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

I live in Tan Rara and travel Emory church road daily. The proposed development to include apartments and a marina will seriously overload the current road. I have driven through there in the last half hour and had to wait for a train to pass before crossing on to Fox Road. Traffic was backed past the Pellissippi overpass. Adding additional traffic could easily extend that waiting line beyond the entrance to the proposed development. Adding additional traffic must be preceded by adding with to the northern end of the road and building an railroad overpass.

In addition, the size of the proposed development is out of character for that location. Request you oppose this development. Joe Harrison 709 Colina Circle, 675-3518

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd:

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Fri, Sep 6, 2013 at 8:50 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: 9-A-13-RZ

----- Forwarded message -----
From: **curt** <hammondcw@aol.com>
Date: Thu, Sep 5, 2013 at 8:33 PM
Subject:
To: michael.brusseau@knoxmpc.org

Mr. Brusseau

It came to my attention today of the planned development on Emory Church road. Canton Hollow Rd. , Fox Rd and Emory Church Rd are the feeder roads to this potential development. An apartment complex of 325 units would cause complete disaster on these three roads. Traffic on to Westland drive from Emory Church Rd is already a problem.All three roads are narrow with numerous traffic fatalities over the years. The proposed site would be a problem with single resident housing much less with something of this magnitude. I am against this being rezoned for such a development.I live in Woodland Springs Sub. off Westland Drive. Please consider this concern and discuss it with Tom Brechko and Mark Donaldson.If I can be of any assistance , my phone number is 661-1796.

Thank You , Curtis Hammond

Curtis Hammond
905 Shadetree Lane
Knoxville TN 37922

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

Fwd: File # 9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 8:52 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 9-A-13-RZ

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

From: **Joe Barletta** <JBarletta@morrisproperty.com>

Date: Fri, Sep 6, 2013 at 8:17 AM

Subject: File # 9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Cc: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Good morning. I am unable to attend the meeting on the 12th in reference to the Emory Church Proposed development.

My family and neighbors have invested hundreds of thousands of dollars to reside and live in this area. One of the major reason we chose here was that there was nothing like this project in the area.

We strongly vote NO to the apartments, storage sheds and marina. Consider the impact this would have next to your homes.

Thank you.

Joe Barletta CMCA

Director of Management Services

Morris Property Management, AMO, AAMC - An Associa® Company

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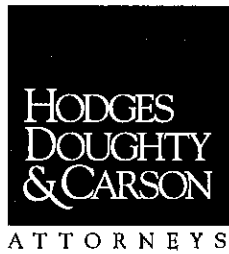
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--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
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Fax: [\(865\) 215-2068](tel:8652152068)
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ROY L. AARON
 DEAN B. FARMER
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 EDWARD G. WHITE II
 THOMAS H. DICKENSON
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 WAYNE A. KLINE
 B. CHASE KIBLER
 CHRISTOPHER D. HEAGERTY
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 JOSHUA J. BOND
 LISA J. HALL
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ASSOCIATES
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 SPECIAL COUNSEL
 CHRISTOPHER A. HALL

 OF COUNSEL
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 DALTON L. TOWNSEND
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 HIRAM O. TIPTON

RETIRED
 JONATHAN H. BURNETT
 DAVID E. SMITH
 DOUGLAS L. DUTTON
 WILLIAM F. ALLEY, JR

 J.H. HODGES (1896-1983)
 J.H. DOUGHTY (1903-1987)
 RICHARD L. CARSON (1912-1980)
 JOHN P. DAVIS, JR. (1923-1977)

September 9, 2013

Knoxville Metropolitan Planning Commission
 Suite 403, City County Building
 400 Main Street
 Knoxville, TN 37902

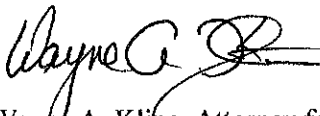
Re: File #9-B-13-UR, 909 Emory Church Road "Westland Cove" Application

Dear Members of the Knoxville Metropolitan Planning Commission:

This letter is to inform you of my representation of the Westland West Homeowners Association in their opposition to Westland Cove, File #9-B-13-UR. The application is a totally undesirable commercialized development in a residential neighborhood. The Sector Plan does not allow such commercialization, even under the guise of being a residential development. Further, the Developers request for partial re-zoning appears to be an attempt to combine the benefits of both zoning options while disguising protections inherent within those same guidelines so that the community will not know the inherent deception.

The very nature of the plan itself, including more than one hundred (100) boatsheds on gravel lots, warehousing of additional boats, a six lane boat launch ramp and more indicate this is more of a commercial development than a residential development. There are already two marinas in the Sinking Creek embayment of Ft. Loudon Lake, the Fox Road Boat Dock being less than one mile from the proposed Westland Cove site. Further, one would have to access across Emory Church Road from a gravel parking lot into a marina. Emory Church Road has been an unsafe vehicle access road since it was built. This type of development would make it more unsafe. In the quest for evaluating the needs of the community versus the desire of the individual developer, we are asking that the Metropolitan Planning Commission support the character and integrity of this residential neighborhood and deny this use on review petition for commercial development under the guise of a residential application.

On behalf of the Westland West Homeowners Association and many other neighbors in the area, I remain

Yours very truly,

 Wayne A. Kline, Attorney for
 Westland West Homeowners Association

WAK/jt
 Via e-mail transmission

September 4, 2013

Mr. Mark Donaldson
Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Dear Mr. Donaldson,

Please recommend a vote against the proposed development at 909 Emory Church Road in West Knox County (File # 9-B-13-UR).

The developer proposes 328 apartments in twelve four-story buildings and approximately 200 boat storage stalls on land that includes floodways, steep slopes, hill tops, and numerous utility easements. If the amount of usable land is accurately calculated based on section 11.2 of the Southwest Sector Plan, we feel the density of this development will be beyond 5 units per acre.

Our entire neighborhood has been developed according to the Southwest Sector Plan of 5 units per acre. Please maintain the integrity of our family neighborhood by voting against this dense rental development.

Another consideration should be Emory Church Road which is extremely narrow with curved and sloped areas of limited sight. The increased traffic on this road will present a dangerous situation at all times, but especially when families are going to/from school at A.L. Lotts Elementary on Westland Drive.

We urge you to recommend against this proposed dense development.

Sincerely,

Charles W. Benson
Mary D. Benson

Charles W. Benson

Mary Benson

1001 Henderson Lane

Knoxville, TN 37922

693-4340

September 5, 2013

Mr. Mark Donaldson,

I am writing to voice my opposition to the "Westland Cove" development at 909 Emory Church Rd. in West Knox County (File #9-B-13-UR) which is scheduled for both Use on Review and zoning changes on 9-12-13.

The proposal includes 328 apartments in twelve 4-story buildings which will be built on approximately 30 acres of property. Since a large portion of the property is either in a floodway or meets criteria within the Hillside/Ridgetop Protection ordinance, much of the land should not be considered "usable" for density calculation according to section 11.2 of the Southwest Sector Plan. (11.2 – *"The density for residential development will be based upon the amount of usable acreage, excluding areas which are under water, in floodways, have steep slopes, or are otherwise undevelopable"*)

328 apartment units on this property is far beyond the density of five units per acre on "usable" land. Approximately 200 boat storage units are also proposed for additional acreage on this property.

If this dense development is allowed on Emory Church Road, the increased traffic and additional entrances/exits with limited sight distance on this narrow road will create a serious traffic hazard in our community. The intersection of Emory Church Road and Westland Drive is currently very near non-functional and dangerous. Families driving to/from work and walking or driving their children to A.L. Lotts Elementary School will face even more hazards if this development is allowed.

The other two arteries leading from Emory Church Road to Kingston Pike are Fox Road and Canton Hollow, but both of these roads also have very heavy traffic with limited sight distance and both are frequently blocked at the railroad crossings.

If there is ever a need to evacuate this area due to fire or train derailment, a serious safety issue will occur if this dense development is allowed.

Other property owners in this community have complied with the density requirements set forth by the Southwest Sector Plan and we expect our officials to uphold the Southwest Sector density requirements based on "usable" land to protect the integrity of our single-family community.

Sincerely,



Rebecca Benson
1000 Henderson Lane
Knoxville, TN 37922
693-7307

September 5, 2013

Mr. Mark Donaldson
MPC
Suite 403, City/Co. Bldg.
400 Main St.
Knoxville, TN 37902

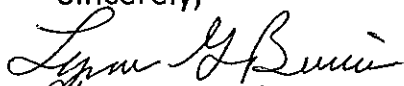
Dear Mr. Donaldson,

We are writing to express concerns about a proposed development of 328 apartments and 200 boat storage units at 909 Emory Church Road in West Knox County (File # 9-B-13-UR). This development is scheduled to come before the Metropolitan Planning Commission on September 12, 2013.

This road is very narrow so 328 apartments and 200 boat storage units will create a treacherous traffic situation on roads and intersections that are already very dangerous and frequently blocked completely with traffic at the railroad crossings.

Please recommend a vote of "NO" on this development that will overcrowd a beautiful residential and single-family neighborhood. I hope you will recommend a vote of "NO" to keep the families, children, and senior citizens in this neighborhood safe.

Sincerely,



Lynn G. Bevins

Mr. and Mrs. Lynn Bevins

648 Fox Road
Knoxville, TN 37922



Fwd: RE: File #9-13-UR "Westland Cove" Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Fri, Sep 6, 2013 at 1:39 PM

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

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

From: **Steve Zimo** <loireriver@hotmail.com>

Date: Fri, Sep 6, 2013 at 1:38 PM

Subject: RE: File #9-13-UR "Westland Cove" Proposal

To: "tom.brecko@knoxmpc.org" <tom.brecko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear sirs,

I am writing to voice our family's opposition to the above development proposal. Such a project poses serious safety issues for the surrounding communities. Emory Church Road is a narrow, winding road with limited road visibility. The road changes names to Fox Road just the other side of the western end of the project. That road is even narrower and has NO shoulders. I have attached a photo of a typical part of Fox Road looking east toward the proposed development. As you can plainly see, the south "shoulder" is a drop off to private property fronting the lake, while the north "shoulder" is the steep embankment of the railroad tracks which parallel the road. This dangerous road is used by school buses as well as boat trailers going to an existing marina. The additional traffic the project would cause would make a bad situation much worse. Fox Road a bit further west turns north across the tracks (a very narrow crossing) and becomes Canton Hollow Road, which is narrow, twisty and also very hilly. Just west of the proposal, Fox Road turns north across the tracks and goes to Kingston Pike. There has been tremendous development along this part of west Knox County in recent years so that this stretch of Fox Road has become much busier, with a lot of traffic using the Emery Church/Fox Road stretch as a conduit between Westland and Kingston Pike. This proposed development would aggravate this situation. In short, the existing infrastructure is dangerously inadequate to handle the increase in demand that this proposal would generate.

Thank you for your time.

Sincerely,

Steve and Deborah Zimo
10209 Loma Dr.
Knoxville, TN 37922



IMG_2394.JPG
2776K

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 2:00 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
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Knoxville, TN 37902
Phone: (865) 215-2500
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IMG_2394.JPG
2776K



Fwd: FW: NO To 328 Apartment Complex on Emory Church Road.

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:27 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **Steven M. Wrzesniewski** <swrzesniewsk@comcast.net>

Date: Sat, Sep 7, 2013 at 4:44 PM

Subject: FW: NO To 328 Apartment Complex on Emory Church Road.

To: michael.brusseau@knoxmpc.org

Cc: mark.donaldson@knoxmpc.org

From: Steven M. Wrzesniewski [mailto:swrzesniewsk@comcast.net]

Sent: Saturday, September 07, 2013 4:41 PM

To: 'tom.brechko@knoxmpc.org'

Subject: NO To 328 Apartment Complex on Emory Church Road.

To Whom It May Concern,

I live off of George Williams Road and travel on Emory Church Road daily. The location of the proposed apartment complex is at the most dangerous curve on Emory Church Road. The road is narrow, hilly and has several sharp curves that makes it difficult to see oncoming traffic. On several occasions I have been forced off of the road due to oncoming traffic and the narrowness of the road. At night, I have been blinded by oncoming vehicles and barely avoided collisions several times.

The construction of an apartment complex and marina in this location would show a blatant disregard for the current residents who live on or near Emory Church road, as well as a disregard for the current ecosystem that many local residents currently enjoy. As a concerned citizen I respectfully request that the Metropolitan Planning Commission deny approval of this proposed project.

Steven Wrzesniewski

819 Hammerstone Lane

Knoxville, TN 37922

Home Phone [865-247-5103](tel:865-247-5103)

Cell Phone [865-363-3322](tel:865-363-3322)

Work Phone [865-574-9124](tel:865-574-9124)



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

Fwd: File # 9-B-13-UR

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

Mon, Sep 9, 2013 at 3:34 PM

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

From: **welliver45** <welliverb@bellsouth.net>

Date: Mon, Sep 9, 2013 at 12:49 PM

Subject: File #9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

The zoning proposal for apartments and a marina on Emory Church Road is ill advised. The street is not sufficient to handle the increase in traffic that would result. There is only one primary access to the area from Westland which is already congested with the current traffic. Schools in the area are already suffering from overcrowding. Thank you for your consideration.

A Concerned Resident in the area,
Byron Welliver

Sent from my iPad



Fwd: Emory Church Road development

3 messages

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 12:23 PM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: 9-A-13-RZ and 9-B-13-UR

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

From: **Walsh, Steve** <Steve.Walsh@jtv.com>

Date: Fri, Sep 6, 2013 at 12:20 PM

Subject: Emory Church Road development

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@wstowerscat.com" <wstowers@wstowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "tom.brecho@knoxmpc.org" <tom.brecho@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Re: file # 9-B-13-UR 909 Emory Church Road

Westland Cove Proposal

Dear MPC Commissioners,

The proposed development referenced above that would consist of 328 apartments, boat storage sheds plus an additional marina on **Emory Church road** cannot and must not be allowed. I personally live in Westland Crossing subdivision, off Emory Church Road- a small, mostly retired neighborhood that is only 1/8 of a mile from where the construction would start. The wonderful, older folks in our neighborhood decided to locate and live out their lives in the peaceful setting and environment that Westland Crossing provides. I cannot imagine that one homeowner would have chosen to move into our neighborhood had this development been in place. Many would choose to place their houses on the market if this is approved. I certainly will.

As a recent board member of our Westland Crossing Homeowners Association, I can tell you that our subdivision is unanimous in our intent to fight this proposal. Any attempt to introduce this type development into this particular area would be disastrous. The investment to modify road conditions would be enormous. And the gross devaluation of our many properties adjacent to construction site would be to such extent that we would likely pursue any measures necessary to block this construction. This is simply not the place for such a development.

I have a deep respect for the difficulty of your tasks and certainly appreciate the hard work you all apply to the Planning Commission. I certainly appreciate you all taking the time to consider my request to stop this progression. I look forward to seeing you at the meeting next Thursday.

Thank You,

Steve

R. Steve Walsh | jtv.com

Sr. Vice President | Global Operations and Logistics

9600 Parkside Drive | Knoxville, TN 37922

Phone: 865-692-2712 Cell: 865-771-2811

Email: steve.walsh@jtv.com



Knoxville-Bangkok-Jaipur-Mumbai

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

Mark Donaldson <mark.donaldson@knoxmpc.org>

Fri, Sep 6, 2013 at 1:37 PM

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

[Quoted text hidden]

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 1:59 PM

To: Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: 9-A-13-RZ and 9-B-13-UR

[Quoted text hidden]



Fwd: File # 9-B-13-UR 909 Emory Church Road.

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:46 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

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

From: **Linda Townsend** <golftownsend@hotmail.com>

Date: Tue, Sep 10, 2013 at 9:43 AM

Subject: File # 9-B-13-UR 909 Emory Church Road.

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I am writing my concerns to reference file #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal. I am concerns on increased Traffic on Emory church road and Fox road. Limited sight distance and no shoulder on these roads with inadequate roads for the traffic. fire safety for dense development service by narrow roads. and Boat stored with fuels. Neighborhood safety with crime, traffic, pedestrian and bicycle riders. apartment renters with transient non owner care of property. This area is a family area and that is why I bought on Gorge Williams road.

Linda Townsend
911 Heathgate Road,
Knoxville. TN. 37922
865-206-4011
golftownsend@hotmail.com

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
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www.knoxmpc.org



Fwd: Emory church road Westland Cove apartments

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:32 AM

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

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

From: **Ted Thrash** <tedthrash@aol.com>

Date: Sun, Sep 8, 2013 at 9:38 PM

Subject: Emory church road Westland Cove apartments

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy@gmail.com" <artclancy@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.pmc@gmail.com" <jtocher.pmc@gmail.com>
Cc: John Ginn <John.Ginn@cardinalhealth.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear MPC Commissioner,

As a Tan Rara resident and board member, I am opposed to the proposed apartment project for Emory Church Road.

As I understand from the traffic survey conducted, this will increase traffic 2 1/2 times the current rate, not only necessitating a traffic light at Westland and Emory Church Rd (offered by developer), but also one at Fox Rd and George Williams Rd (NOT offered by developer).

Emory Church Rd and Fox Rd aren't equipped to handle this extra traffic with cars, much less SUV's with boat trailers, as it so too narrow and windy, and there aren't any traffic lights as mentioned above.

Its also my understanding that extensive blasting will be required to remove rock to facilitate building of this project.

Additionally, two schools will be affected with potential overcrowding; AL Lotts and West Valley middle school.

Please vote AGAINST this project.

Ted Thrash
Tan Rara Architectural Control Committee Chairman
10231 Loma Dr
Knoxville, TN 37922

Cell: [865-803-4322](tel:865-803-4322)



Fwd: Emory church road Westland Cove apartments #9-B-13-UR

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 9:01 AM

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

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

From: **Ginn, John** <John.Ginn@cardinalhealth.com>

Date: Mon, Sep 9, 2013 at 8:46 AM

Subject: Emory church road Westland Cove apartments #9-B-13-UR

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy@gmail.com" <artclancy@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.pmc@gmail.com" <jtocher.pmc@gmail.com>
Cc: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, Brandi Matson <brandimatson@hotmail.com>, Chad Tindell <cbtindell@gmail.com>, Charles Chandley <cacmdb@aol.com>, Hiske Jones <hleegstra@hotmail.com>, Janice Peterson <janpete@tds.net>, Jennifer Ogle <jenn@ogle.org>, John Carnduff <john.carnduff@ang.af.mil>, "John Ginn (Home)" <johnginn@charter.net>, "John Schoonmaker@tds.net" <jschoonmaker@tds.net>, Julia Christenson <juliachristenson200@gmail.com>, Mike Lenzie <mcharlesl@aol.com>, "pgross@utk.edu" <pgross@utk.edu>, Rob Gifford <robwiser@charter.net>, Ted Thrash <tedthrash@aol.com>, "Terry Moore (tmoore5887@yahoo.com)" <tmoore5887@yahoo.com>, Todd Richesin <todd@toddrichesininteriors.com>, Vera Gross <vmgross@yahoo.com>

Dear MPC Commissioners,

I am President of the Tan Rara Oeste Subdivision, located off of Fox Road, in West Knox County. Our neighborhood includes 200 homes. Last night our Board of Directors voted unanimously AGAINST the proposed "Westland Cove" Proposal on Emory Church Rd. (Ref File #9-B-13-UR).

We are of strong opinion that the surrounding infrastructure is grossly inadequate to accommodate the proposed number of apartment dwellings and the boat storage/marina. Our understanding is that (based on the developers own traffic study) we would expect to see an increase of well over 200% more vehicles on Emory Church and Fox Road if this proposal is approved. We have been told that the developer has offered to install a traffic light at Emory Church road and Westland, however that does not address the traffic flow affecting Fox Road. There would also need to be traffic light installed at the intersection of George Williams and Fox Road to allow our residents to safely exit our neighborhood. Additionally, the section of Fox Road which parallels the railroad track toward Canton Hollow Road is already over capacity and to add more traffic without improvements to the road would be asking for a calamity to happen.

I implore you to take the time to drive the area being impacted and see for yourself what would happen with double the volume of vehicles traveling that road on a daily basis.

Two other concerns expressed that support our decision to stand against this proposal include the impact on the student population on both A L Lotts Elementary School and West Valley Middle School. Note: AL lotts just removed the outside trailer classrooms and this would necessitate bringing them back to accommodate the new residents. Finally, we are concerned about the boats crossing Emory Church Road to access the proposed marina which would be split by Emory Church Road. We would have boats pulling across Emory Church Road blocking traffic with no light or warning to oncoming cars coming around a curve after passing under the Pellissippi Parkway Bridge.

Our neighborhood has been pro development in the past when the development fits within the infra-structure of the area. Over the last 10 years, there have been no less than 5 residential developments added within 2 miles of the George Williams- Fox Road area that we have supported as we realize growth and adequate living arrangements are needed to help our county grow and prosper, which we all strive to achieve.

The proposed “Westland Cove” development does not meet that criteria and we stand opposed to the proposal.

Please vote no on the development as presented.

John Ginn

President – Tan Rara Oeste HOA

10120 Tan Rara Drive

Knoxville, TN 37922

[865 368-5127](tel:8653685127)

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Dansk - Deutsch - Espanol - Francais - Italiano - Japanese - Nederlands - Norsk - Portuguese - Chinese
Svenska: www.cardinalhealth.com/legal/email



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

Agenda Item 41, Applicant Daniel Levy, AIA, Assisted Living Facility, File # 8--F-13-UR

1 message

Cyrus Smith <M5GUY002@comcast.net>

Mon, Sep 9, 2013 at 7:24 PM

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners:

I live in the Cobblestone Park Subdivision which is adjacent to the referenced property.

Ever since hearing of the proposed Assisted Living Facility, I have been concerned regarding the impact the traffic into and out of the Facility would have upon the already congested Northshore traffic in this area. The Facility is located directly at the "S" curve in Northshore Drive at Toolles Bend Road. There have been numerous accidents at this location and I fear that the additional traffic entering and exiting Northshore from this Facility will increase the traffic accidents here.

Additionally, the sight distance from Cobblestone Park east towards Toolles Bend and the Facility is very limited and it is difficult to enter and exit Northshore traffic at many times during the day from Cobblestone Park. The traffic patterns from this Facility will definitely negatively impact the safety of Cobblestone residents entering and exiting Northshore Drive.

As such, I request the MPC consider changing the driveway entrance for the proposed Facility from Northshore Drive to Toolles Bend Road. I believe that this rerouting of Facility traffic will result in a safer section of Northshore Drive and definitely be safer for Cobblestone Park residents.

Thank you for your consideration.

Cyrus M. Smith
2012 Madison Grove Lane
Knoxville, TN 37922



Fwd: File #9-B-13-UR, 909 Emory Church Rd. "Westland Cove" Proposal

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Sep 10, 2013 at 10:48 AM

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

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

From: **Suzanne Skelton** <bluegirl7@live.com>

Date: Tue, Sep 10, 2013 at 10:09 AM

Subject: File #9-B-13-UR, 909 Emory Church Rd. "Westland Cove" Proposal

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "micheal.brusseau@knoxmpc.org" <micheal.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I vote "No!" I am writing my concerns to reference file #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal.

My concerns are increased traffic on Emory Church Rd. and Fox Rd. Neighborhood safety with increased crime. Very limited sight distance with no shoulder on the roads. These roads are inadequate for the greatly increased traffic. Fire safety for the dense development serviced by narrow roads. The proposed marina will have watercraft stored with fuels. Most apartment renters tend to be transient. Increased noise due to the dense development, the area is currently very serene and quiet. I purchased my home in this location in 2008 due to its location, the serene nature of the surroundings and the beautiful view that would completely disappear if the proposed development is approved.

Thank you,

Suzanne Skelton
911 Heathgate Road,
Knoxville. TN. 37922
865-803- 8080
bluegirl7@live.com



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

Fwd: Urgent message regarding items 31 and 43 on your upcoming agenda Sept 12th

1 message

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

Mon, Sep 9, 2013 at 8:40 PM

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

From: foxstables.ts@gmail.com <foxstables.ts@gmail.com>

Date: Mon, Sep 9, 2013 at 6:44 PM

Subject: Urgent message regarding items 31 and 43 on your upcoming agenda Sept 12th

To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Cc: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Being brief and to the point. The developer has had so much time to prepare and we have had no time to organize or even appoint a spokesman to represent the current tax paying/voting citizens. I very humbly request that all of you seriously consider allowing a postponement. One weeks notice is not enough time to represent the facts on the 909 Emory Church Road Development.

Travis Shields, Cindy Fox Shields, Patricia Fox Smith, Lloyd Smith
(865) 292-1516
foxstables.ts@gmail.com

Address 721 and 720 Fox rd
Knoxville, TN 37922



Fwd: Opposition to File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

2 messages

Michael Brusseau <mike.brusseau@knoxmpc.org> Fri, Sep 6, 2013 at 9:55 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 9-A-13-RZ

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

From: **Richard Scrugham** <richscrugham@gmail.com>

Date: Fri, Sep 6, 2013 at 9:51 AM

Subject: Opposition to File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, lcole712@gmail.com, gewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

Dear MPC:

My name is Rich Scrugham. I am a resident of Knox County, and live in the Tan Rara Subdivision, just off of Fox Road - near the intersection with Emory Church Road. I am married and have three sons, ages 11, 9, and 7. I am a practicing attorney in Knoxville.

I strongly oppose the requested rezoning in **File #9-B-13-UR (909 Emory Church Road "Westland Cove" Proposal)**. A request to build 328 apartments has been submitted. This development would greatly increase the traffic on Fox Road and Emory Church Road - to the detriment of all residents of those areas.

There are apparently 8 entrances / exits proposed in Emory Church Road itself, which will have limited sight distance and will lead to public safety / accident problems for all ourrounding residents. Emory Church is not a main road and is somewhat rural and danagerous already. This would make things much worse.

The neighborhoods and residents surrounding this proposed development are opposed to this type of development at this location. Please consider the community's input, and please vote against this requested rezoning.

Thank you for your consideration.

Rich Scrugham

Rich Scrugham
10024 EI Pinar Drive
Knoxville, Tennessee 37922
[\(865\) 675-2834](tel:(865)675-2834)



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

Fwd: Ref:File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:42 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: **Susannah Sayre** <jetjettison@yahoo.com>

Date: Tue, Sep 10, 2013 at 5:15 AM

Subject: Ref:File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: Susannah Sayre <jetjettison@yahoo.com>

Dear Metropolitan Planning Committee Staff:

I am writing to you today as a concerned citizen as well as a parent of two students at A. L. Lotts Elementary School which is located at 9320 Westland Dr., 37922 in West Knoxville. My concerns regard the File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal and the impact it will have on the safety of my children as we travel to school and to after-school activities each day along Westland Drive as well as Emory Church Road.

The Westland Cove proposal involves adding 328 apartments on Emory Church Road property that is approximately 1/4 mile from the Westland Drive/Emory Church Road intersection and approximately 1/2 mile from the Fox Road/George Williams Road intersection.

This will create serious traffic hazards for buses and parents driving students to and from the schools. Currently, Westland Drive traffic is frustrating for parents and most consider the Westland Drive/Emory Church Road intersection to be hazardous.

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 the 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.

The last official traffic count on the Emory Church Road corridor was 2830 in 2012 according to MPC November 14, 2013 Agenda Item # 23

the Knox County Engineering Department. They estimate a 3210 increase in traffic due to this development which would total approximately 6000 vehicles per day travelling on Emory Church Road which is a narrow road with limited sight distance. As I understand it, there will be eight entrances and exits off Emory Church Rd. which will cause this "country" road to become more perilous for travelling.

I write this not only out of concern for my own well-being and that of my children but also for other families in the area. If this rezoning were to be confirmed, then families that move into these apartments will be at risk as well when they travel these narrow roads that were never meant to handle such a heavy flow of traffic.

I hope you will consider denying this request for rezoning Ref:File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal.

Yours Sincerely,
Susannah Sayre
1422 Mourfield Rd.
Knoxville, TN 37922

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

Fwd: Emory Church Road Development

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:44 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Gez Dos Santos** <gezdos@charter.net>

Date: Tue, Sep 10, 2013 at 7:08 AM

Subject: Emory Church Road Development

To: tom/brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear Sirs, I live in Tan Rara Sub Division, I am against the new proposed development of 328 apartments on Emory Church Rd. As a father of a child in AL Lotts I have been please with the addition of the Northshore Elementary School, this addition has greatly decreased the morning and afternoon traffic patterns on Emory Church and Westland Dr., it has also alleviated the overcrowding in AL Lotts. I feel the addition of these apartments would take away these positive gains. Another concern is the increased traffic, with the addition of 328 apartments the traffic flow would be increased what I believe is the capacity of Emory Church Rd. As you may be aware Emory Church is a curvy road and already has some limited visibility issues, an increase in the traffic pattern of this volume, I believe will lead to an increase in accidents. I thank you for your time in this matter.

Gez Dos Santos
755-7075

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

Fwd: Westland Cove Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:29 AM

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

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

From: **J Ratliff** <ratliffj99@gmail.com>

Date: Sun, Sep 8, 2013 at 2:20 PM

Subject: Westland Cove Proposal

To: mark.donaldson@knoxmpc.org

My email is regarding the proposed development on Emory Church Rd. I would like to vote "NO" to development on the proposal to develop on that area. Too congested already, more traffic on the road will become dangerous. I have had a few close calls already on this road and know that it will be more dangerous than it is currently. Again, I vote AGAINST any development in the area and specifically, the Westland Cove proposal.

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Johnnie M. Ratliff

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:31 AM

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

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

From: **Todd Richesin** <todd@toddrichesininteriors.com>

Date: Sun, Sep 8, 2013 at 7:55 PM

Subject: Westland Cove Proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, nathan.j.jelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

Ladies and Gentlemen,

It has been brought to my attention there is a proposal for 328 apartments, 178 boat storage units, and a 76 slip
MPC November 14, 2013 Agenda Item # 23

marina on Emory Church Road. This is not a bad idea.....it is a HORRIBLE IDEA for all but the developer and owners.

Community development should be done to improve the lives of ALL in the community, and this project would have an incredibly negative impact on the area of town I call home. I live in the Tan Rara neighborhood on Fox Road. Fox Road is already an incredibly busy street. It is the Indy 500 of Knoxville roads, and many of the drivers who use it every day treat it as such. An additional potential 1000 cars per day on such a narrow and winding road is a recipe for disaster.

Currently, I feel that the Tan Rara neighborhood as well as other neighborhoods along Fox Road are somewhat "hidden". They are off the beaten path somewhat, and as a result, are safer places for families. Less traffic, fewer strangers passing through, all equate to safer neighborhoods.....and therefore safer communities.

Countless mornings, I have nearly been hit by people speeding along Fox Road and Emory Church road as I either pull out of my neighborhood or attempt to cross the rail road crossing. One of these days, that will become a reality if this new proposal passes.....and it won't just be one accident, you would be setting the scene for many accidents and fatalities.

Please vote NO to the proposal for Westland Cove.

Thanks for your consideration.

Sincerely,

Todd Richesin



Fwd: Opposition to Westland Cove Proposal (File #9-B-13-UR)

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:33 AM

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

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

From: **Crit Parrott** <Crit.Parrott@dpra.com>

Date: Sun, Sep 8, 2013 at 10:27 PM

Subject: Opposition to Westland Cove Proposal (File #9-B-13-UR)

To: tom.breckko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georgeewart.com, lenedna@bellsouth.net, nathan.j.kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

To MPC Staff and Commissioners:

I am writing to you to express my opposition to the proposed Westland Cove development (File #9-B-13-UR). I live at 831 Hidden Glen Lane (Lot number 38 in the Hidden Glen Subdivision), which puts my back property line directly adjacent to the proposed apartment complex on the northeast side of Emory Church Road. My most significant concern about the proposed development is that the proposed apartments that are adjacent to my property are entirely too close to my property and the property of my neighbors. If this development were approved, we would be faced with months of construction that would be very disruptive to our neighborhood, to be followed by having hundreds of people living just beyond our property. I am concerned that this development will depress my property value and that people from the apartment complex will come across the railroad tracks on to my property. Even if some of the rezoning is approved, I urge that the MPC should require the plans to be amended to remove the apartment complexes that are directly adjacent to our property.

In addition to my concerns about the closeness of the apartments to my property, I am also concerned about the impacts of this proposed development on traffic in the area. The staff recommendations in the proposal mention proposed improvements to the intersection of Emory Church Road and Westland Drive. However, I believe that the real issue with traffic will be the intersection of Fox Road and Emory Church, which also has a railroad crossing. Since this is the road that leads to Kingston Pike and most of the commercial development in Knoxville, this road will bear the majority of the traffic load. With the layout of these roads and the railroad crossing, I see no way that the intersection of Emory Church and Fox Road can be improved. (What would be most helpful would be a railroad overpass.) I am greatly concerned that if MPC allows this project to move forward, we will face significant traffic issues north of the development and that there will be no way to address them.

I will be out of town on September 12 and thus unable to attend the MPC Meeting. However, I believe that this development will have a severely negative impact on my neighborhood. I urge the MPC to deny the change in

zoning. I would not be opposed to some development in that area, but I believe that the clustering a apartments and a marina in such a small space that is served by inadequate roads would hurt our community.

Thanks,

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:16 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: Items 31 & 43

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: Rezoning request

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:30 AM

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

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

From: **David Nickels** <danickels@gmail.com>

Date: Sun, Sep 8, 2013 at 5:06 PM

Subject: Rezoning request

To: mark.donaldson@knoxmpc.org

Dear Mr. Donaldson:

I am writing in strong opposition to an upcoming request for zoning change, for the proposed "Westland Cove" development (File #9-B-13-UR), 909 Emory Church Road. There is a public hearing regarding this zoning change request on Thursday September 12. We live off of Westland Drive and our property on Ivy Point Lane directly borders the development in question. The planned development of 328 apartments and large commercial boat marina is completely out of keeping with this area, which is composed almost exclusively of single family homes, many of which are relatively high end, costing over \$500,000. We specifically purchased our home because it backs up to woodlands adjacent to the Sinking Creek branch of Ft Loudon Lake. We investigated the land behind our house before we purchased and discovered it was zoned to not allow any commercial or residential development, and this was a major reason we purchased our house. We relied on and trusted the zoning of agricultural and floodway, and to change that now to allow a large apartment complex development is a betrayal to the residents in this area, including us. In addition, the roads in the area are inadequate to meet the demand of this development, and the effect of this proposed development on crime, neighborhood safety, and school overcrowding would be very detrimental to those of us who live here. I am requesting that you support the residents in this area and vote "no" to this proposed zoning change request.

David Nickels, M.D.

822 Ivy Point Lane

Knoxville TN 37922

[\(865\)531-3418](tel:(865)531-3418)



Fwd: Pending vote on development

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:28 AM

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

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

From: <Bnewton205@aol.com>

Date: Sun, Sep 8, 2013 at 12:01 AM

Subject: Pending vote on development

To: brechko@knoxmpc.org, michaelbrusseau@knoxmpc.org, mark.donaldson@knoxmpc.org, gewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, herb@claibornehauling.com, bartcarey@comcast.com, cole5137@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, brianpierce@mbiarch.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

Cc: Bnewton205@aol.com

Dear Commissioners:

As a resident of Knox County (owner of an Admiral Bend Residence), I am asking you to vote "NO" on the Emory Church Road Development Plan. The impact this will have, not only on the surrounding homes, but with far-reaching results include:

- * Neighborhood safety issues - increased crime, increased traffic (vehicular and pedestrian)
- * Poor roads
- * Danger issue with boats stored containing fuel
- * Safety - fire, rescue and police vehicles hampered by narrow roads
- * Schools overcrowded
- * Increased traffic via Westmoreland Dr/Emory Church Rd/Fox Rd and Canton Hollow

* 8 entrances onto Emory Church Rd with limited sight distance

* Poor property upkeep with rental (non-owners) residents

Put yourself in a neighboring home - would you want this development in your backyard? Please vote "NO".

Thank You,

Barbara Newton
203 Commander Way
37934



Fwd: File #9-B-13-UR 909 Emory Church Road Westland Cove Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:32 AM

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

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

From: <jim.neutens@gmail.com>

Date: Sun, Sep 8, 2013 at 9:50 PM

Subject: File #9-B-13-UR 909 Emory Church Road Westland Cove Proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear Gentlemen:

Please accept this email as a negative vote for the Westland Cove proposal. While I am for growth in both Knoxville and Knox County overall, I believe this proposal presents more problems (including long-term problems) than benefits.

1. The traffic on Westland, especially during the school year, is very busy already and an additional 328 apartments along with 178 boat storage sheds and additional boat slips will exacerbate the problem.
2. Similarly, even if Westland could handle the huge increase in traffic, Emory Church Road, Fox Road, Canton Hollow definitely cannot absorb the potential increase.
3. As you know the schools are already at capacity and even if only one-half of the occupants had one child the total is a large number of school-aged children.
4. The entrances as planned should contribute nicely to the accident rate.
5. It adds a third marina a very short distance from two existing marinas (Concord, Fox) – the water in that cove is not clean now and a third marina will only worsen the situation not to mention the increased likelihood of marine accidents.
6. Furthermore, the water in that area is seasonal.
7. Given the low-lying land it appears that such density is inviting trouble especially if sink holes occur which are common in that area as you are aware.

Thank you for "your ear" and I ask that this proposal be rejected.

Sincerely

Jim Neutens

814 Glensprings Drive

Knoxville, TN 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:15 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner

Knoxville-Knox County Metropolitan Planning Commission



Fwd: Terry Moore - Please vote NO for Sept. 12 MPC Agenda item 31

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:34 AM

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

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

From: **Terry Moore** <tmoore5887@yahoo.com>

Date: Sun, Sep 8, 2013 at 11:24 PM

Subject: Terry Moore - Please vote NO for Sept. 12 MPC Agenda item 31

To: "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "brianpierce@mbarch.com" <brianpierce@mbarch.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "llcole712@gmail.com" <llcole712@gmail.com>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "herb@claibornehauling.com" <herb@claibornehauling.com>
Cc: "Mark.donaldson@knoxmpc.org" <Mark.donaldson@knoxmpc.org>

I am writing as a concerned resident of Tan Rara Oesta subdivision which is north of the proposed Sept. 12th MPC meeting Agenda item...31. **HUBER PROPERTIES / CLEAR WATER PARTNERS LLC 9-A-13-RZ.**

As your review the proposal I would first invite you to drive Fox Road and surrounding connecting roads to AL Lotts and West Valley schools as well as two churches and other single family subdivisions in this area. I believe you will see my concerns are warranted.

Additional traffic on these roads and to the surrounding schools and churches is many times unsafe today due to the physical size of the road ways and blind spots. The additional traffic concerns proposed with this additional development is represented very well in Mr. Carpenter's note (Sept. 5th to MPC). Unless there is substantial widening of Fox Road and turning lanes I do not see how cosmetic additions of red lights or other signs of caution surrounding this area would be appropriate to create safe and feasible traffic patterns. To accommodate safe traffic pattern changes the road has boundaries of a railroad and the lake therefore making this very difficult. If you consider additional traffic of not only the proposed residents and marina traffic but their friends, family, food delivery, services provided to these

areas and safety services of fire, ambulance and other public traffic I believe you will see solutions are very limited at best.

We have lived in this area for over 22 years and the representation of the “boats” section of Mr. Carpenter’s note is also very accurate.

Unfortunately I will not be able to attend your forum to discuss as I will be away on professional travel.

I would encourage you to vote NO for this proposed type of development.

Terry Moore

**Vice President of the Tan Rara Homeowners Association
712 Colina Circle
Knoxville, Tennessee
[865-966-9634](tel:865-966-9634)**



Fwd: Westland Cove proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Fri, Sep 6, 2013 at 1:38 PM

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

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

From: **Gary McMillen** <gvmcmillen@charter.net>

Date: Fri, Sep 6, 2013 at 12:49 PM

Subject: Westland Cove proposal

To: tom.brechko@knoxmpc.org, "michael. brusseau"@knoxmpc.org, mark.donaldson@knoxmpc.org

Gentlemen;

As a homeowner near this current proposal, I have negative feelings about the building of over 300 units in an apartment complex on a road that is not designed for that amount of traffic. The road is extremely narrow. Vehicles drive too fast on this road as it is now and it will cause a great deal of stop and go traffic at the stop signs and intersections. The land directly behind Hampton Hall s/d is actually part of Concord park reserve and it should remain that way as a bird and animal habitat. It is a buffer against noise and flooding.

As far as a marina being installed, I feel it will only cause more ecological problems with more boating, fuel spills, erosion and congestion. This area of west Knoxville was designed to have more open space, more reserves, less cutting of natural vegetation/trees, and added animal habitats. If you allow more boats and dwellings, this proposal will lower property values and cause over crowding both on the water and on the proposed land development. The local school just built will be overcrowded with in 3 years.

I am against this rezoning proposal and ask the commission to deny any building permits for such an over sized project.

Sincerely;

Gary McMillen
900 Garrison Ridge Blvd
Knoxville, TN 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 1:56 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 9-A-13-RZ and 9-B-13-UR

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

From: **Gary McMillen** <gvmcmillen@charter.net>

Date: Fri, Sep 6, 2013 at 12:49 PM

Subject: Westland Cove proposal

To: tom.brechko@knoxmpc.org, "michael. brusseau"@knoxmpc.org, mark.donaldson@knoxmpc.org



Fwd: Westland Cove proposal #9-B-13-UR

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:31 AM

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

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

From: **Susan and Wayne McMahan** <mcmahonsw@charter.net>

Date: Sun, Sep 8, 2013 at 7:15 PM

Subject: Westland Cove proposal #9-B-13-UR

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

This message is in regards to the rezoning of property - 909 Emory Church Road. (reference: file #9-B-13-UR) Westland Cove Proposal

My husband and I respectfully request that you say "no" to this proposal. There are a number of reasons we think the present proposal is not a good fit for this area. Emory Road is an extremely narrow road with no shoulders and little room for adding with the railroad having right of way on one side. Many think that most future residents will use Westland Drive/Pillissippi Parkway to gain access to Kingston pike but from experience many will use Emory Road to Fox Road as a preferred route. Fox Road also suffers from narrow lanes and no light to turn left on Kingston Pike. (a high incidence accident intersection) As a retired Knox County teacher, I am also concerned about the impact of high density development on our present schools(A. L. Lotts, Harden Valley Middle and Northshore Elementary). The answer to this concern is rezoning, but as you and I know that is always a prickly issue with constituents.

I will ask that you look at the dock proposal. Sinking Creek is shallow and narrow. Increased boat traffic merging with Fox Road Marina and Concord Marina increases the risk for a boating accidents. Access to the main channel is through a small bridge on Northshore, also a hazard.

Have you physically been on the property? If not, please do so before the vote and I believe you will see why the citizens of this area are concerned. It would be much better suited to single family housing with limited lake access.

Development of this property is inevitable, but we would ask you to vote NO on the present plan. #9-B-13-UR

Wayne and Susan McMahan

10112 El Pinar Dr.

Knoxville, Tn 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:14 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

[Quoted text hidden]

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

Fwd: File # 9-A-13-RZ , #9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:44 AM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>

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

From: **Lane, Warren** <WLane@houlihans.com>

Date: Tue, Sep 10, 2013 at 6:06 AM

Subject: File # 9-A-13-RZ , #9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Sirs –

1. The proposed development on Emory Church road would be a disaster considering current road conditions.
2. Traffic would be unbearable.
3. Fire & Medical response times would be hindered.
4. Non-owners with no concern of property maintenance.
5. My property value would drop instantly.

This is a bad idea...

Warren Lane

867 Garrison Ridge Blvd

Knoxville, TN 37922

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission



Fwd: Westland Cove Proposal File #9-B-13-UR

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:28 AM

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

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

From: **david kirby** <kirby6111@gmail.com>

Date: Sun, Sep 8, 2013 at 1:17 PM

Subject: Westland Cove Proposal File #9-B-13-UR

To: tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org, michael.brusseau@knoxmpc.org

Gentlemen:

As a resident of Treymour Village (1156 Treymour Way) I would like to express my concerns regarding the planned development at 909 Emory Church Road. My concerns center on two major factors - Public Safety and Environmental Quality. I delineate my concerns as follows:

Public Safety

1. Located an 328 unit complex with the only access point being Emory Church is very ill advised. Traffic from the complex will be channeled onto a narrow, limited visibility thoroughfare. Entry onto Emory Church will present a definite enhanced potential for vehicle accidents. In addition the primary ingress/egress point is at the Westland/Emory Church intersection. There is no traffic light at this intersection and the installation of one is complicated by the entry of Mourfield Road approximately 20 yards from the intersection. At present this intersection is a difficult point of entry onto Westland during the morning and evening high traffic flow periods (particularly morning). Frustration levels due to the wait to access Westland result in unsafe behavior and accidents. I have been witness to several accidents in this area and several near misses. Increasing the number of drivers at this intersection by 500 cars will significantly enhance the potential for vehicular accidents...some fatal due to the T bone nature of the traffic pattern.
2. Vehicular flow from the complex to the west/north would involve accessing Fox Road and possibly crossing a railroad crossing. There is a dangerous condition at that crossing due to a T flow pattern that can trap cars on the railroad tracks if there are a number of cars making left and right turns at the Fox/Emory Road intersection to the south of the tracks. I have witness this effect several times. Again the addition of 500 cars during peak traffic times will greatly increase this potential problem. And the Clinchfield track is major train freight route with frequent travel through that area by long lengths of freight cars. Back up from the train crossing could further complicate entry and exit from the complex. All of this will enhance motorist frustration and risky behavior which results in accidents and again serious ones.
3. Westward flow toward Canton Hollow from Emory Church requires driving on a very narrow section of Fox road that has dangerous shoulder conditions. A solution would be to widen that section of Fox but due to the railroad tracks, personnel property lines, and utility poles this would be a very difficult situation. But the increased flow along this route will result in many more accidents in that area which will invariably push Knox County to widen or reroute that section of road. This will come at very significant cost to the taxpayers and not the apartment complex developers. Additionally, it is very probable that traffic flow will be increased dramatically on Canton Hollow and Woody Road due to the increased number of cars accessing the complex. Both these roads (particularly Canton Hollow) are already dangerous routes. Canton Hollow has been cited numerous times over the last 15-20 years as a road that needs significant

widening and reengineering. I have also been witness to numerous accidents on Canton Hollow...particularly during rains and icy weather. Increased traffic will only increase this factor and lead to road widening/re-engineering which will again come at major expense to Knox County taxpayers.

4. School bus traffic will also be impacted by the addition of this complex on Emory Church. As I delineated above there are numerous traffic problems inherent to the roads that serve this complex. School buses will have to travel though this area and therefore will be placed in increased jeopardy due to the increased traffic flow. Public safety should be given an enhanced consideration in the approval of the proposal, but children's safety should be given the highest priority in your decision process
5. During construction of this apartment development and the lakeside boat facility there will be increased traffic of large trucks and construction related equipment. As indicated above, the roads in the construction area are poorly structured to receive this type of traffic. This will most probably lead to degradation of the road bed, which will further enhance accidents by motorist dodging potholes and crumbled pavement. Also this type traffic along with the railroad tracks, narrow roads, low visibility zones and congested intersections are a recipe for an increase in serious traffic accidents.
6. As a last public safety point (and admittedly a less significant one) the 328 units will be in very close proximity to a major rail freight line and a line that carries many tankers of hazardous materials. A derailment in this area could present a very significant risk to life and health due to the close proximity of the complex to a possible spill and the difficulty in evacuating this number of residence in the short time necessary to avert a disaster. While this is of lower probability, the derailment on this same line in the Turkey Creek area in the 90s should be an indication it could occur and needs some consideration.

Environmental Quality

1. The building of this 328 unit complex in this area (along with the other facilities) will remove a large track of forest/green space and replace it with pavement and roof space. This will result in a significant runoff to the watershed creek, bay and Ft. Loudon lake. Silt during the construction phase could greatly impact the small back water bay that borders the east side of Emory Church Road. If siltation and the runoff of gas and oil from the parking areas result in the killing of fish, the developer and/or Knox County could receive fines from TDEC and EPA. Additionally this increased flow of water could result in flooding on Emory Church. The small bay presently acts as an overflow area during rain events and when TVA raises water levels in the lake. If the culverts under Emory Church are not adequate, then the increased water flow will overflow the road and result in road closers and traffic issues. Again re-engineering of the culverts could be at the expense of the tax payers.
2. Loss of the wooded, green space in that area will reduce many of the attributes...reduction of CO2 levels, temperature moderation, water conservation, erosion conservation...that come from the maintenance of forested areas. It also degrades on Knoxville's growing reputation as a green city that is an enhancement to tourism and quality of life.

I encourage you to please take these factors into consideration when you review this proposal for approval. I am not against development and progress. However, the density and location of this development I think are very problematic and deserve further scrutiny by the MPC. At minimum I think a detailed traffic engineering study is needed, as well as an well done environmental impact study. The developer and MPC owe the residents of this area that much.

Thank you for your time and attention.

David Kirby
1156 Treymour Way
\Knoxville, TN 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:07 AM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>



Fwd: Proposal #9-B-13-UR (Westland Cove)

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 10:53 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

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

From: **Hiske Leegstra** <hleegstra@hotmail.com>

Date: Mon, Sep 9, 2013 at 10:46 AM

Subject: Proposal #9-B-13-UR (Westland Cove)

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy@gmail.com" <artclancy@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.pmc@gmail.com" <jtocher.pmc@gmail.com>
Cc: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Commissioners,

Please vote "NO" on the Westland Cove proposal (#9-B-13-UR).

We are residents of Tan Rara Oeste subdivision off of Fox Road. Our children attend A.L. Lotts elementary school and we personally drive on Fox Road/West Emory Road on a daily basis. The road is very narrow, with two blind curves, and no shoulders and is ALREADY crowded. The road is not safe for the additional traffic that would ensue from this development.

Among our many concerns are:

- Increased traffic
- Safety concerns with cars crossing West Emory Road with their boats.
- Safety concerns on the water with so many more boats in a small cove. There are already two marinas nearby (Fox Road Marina and Concord Marina)
- Proposals seems to have a narrow traffic study. A much more detailed traffic study should be done which would include ALL of Fox Road towards Canton Hollow and Woody Drive. Traffic will certainly be impacted on those roads as people will take the "backroads" to avoid Westland Drive and Pellissippi Parkway traffic.
- Overcrowding (again!) of A.L. Lotts elementary school.
- Noise and impact on wildlife from marina/boaters.

A proposal for a restaurant in property adjacent to Fox Road Marina was voted down last year already. This proposal would have many more negative impacts so please vote "NO" on September 12th.

Your careful review of this proposal is greatly appreciated. We hope you agree that voting "No" is the right choice here.

Thank you,

Chris and Hiske Jones
10265 Tan Rara Drive
Knoxville TN 37922

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: File #9-B-13-UR, 909 Emory Church Road, Westland Cove Proposal

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:28 AM

To: Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

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

From: **Robert Jackson** <rjackson1239@gmail.com>

Date: Mon, Sep 9, 2013 at 9:19 AM

Subject: File #9-B-13-UR, 909 Emory Church Road, Westland Cove Proposal

To: michael.brusseau@knoxmpc.org

MPC,

Please vote NO to this development.

File #9-B-13-UR

909 Emory Church Road

Westland Cove Proposal

I live at 10302 Westland Drive. I am **AGAINST** this development because of the following reasons:

- Increased traffic on Westland Dr., Emory Church Rd., Fox Rd., Canton Hollow Rd.
- 8 Entrances/Exits on Emory Church Road with limited sight distance
- Inadequate Roads
- School Overcrowding
- Fire safety for dense development serviced by narrow roads and boats stored with fuel.
- Neighborhood safety (Crime, Traffic, and Pedestrian)
- Transient Non-Owner care of property

Please do not allow this development in my neighborhood.

Thank You

Robert G Jackson



Fwd: Westland Cove File # 9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:50 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Re: Items 31 & 43

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

From: **Dennis Hatcher** <dhatcher@first-state.net>

Date: Mon, Sep 9, 2013 at 9:42 AM

Subject: Westland Cove File # 9-B-13-UR

To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Mr. Brusseau

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 September 12th on the use on review and zoning change. I live at 851 Zola Lane across the cove from this property. **I strongly oppose this proposed change in use.** A little background may help you understand my following statements. I have over thirty years in commercial banking and hold a State Certified General Real Estate Appraisal license. While working as a fee appraiser I have appraised developments and can state, without doubt, the economics of this project are in question. The only way it works is to increase the density well above the capacity of the land under development which is what the developer is pushing. I also question the need for additional apartment developments in the area, which has already seen close to a thousand units constructed in the last three years. Over capacity will result in the failure of projects, existing and planned.

My concern, after reviewing the limited information provided by the developer, is that this project is in conflict with the Southwest County Sector plan and the established Hillside and Ridge-Top Protection area guidelines which parts of this property clearly fall in. I have highlighted major issues below.

- Plans call for the placement of 328 apartment units on two sections of the property which is well in excess of five units per acre of developable land. Based on 11.2 of your development policy which states density is based on usable acreage excluding areas which are under water, in floodways, have steep slopes, or are otherwise undevelopable. Thus, density should be limited. A large portion of the property noted as undisturbed is hillside with grades in excess of 25%. In addition it is covered with rock outcroppings. The property is also directly affected by TVA floodway restrictions. Thus the planned density is clearly in disagreement with your policy.
 - The site of the primary building location is covered with rock out-cropping. They plan to clear cut this area (20+ acres) and backfill the site to cover rock and allow construction of foundations and utilities. In doing so, based on the limited drawings made available and the total lack of elevations plans, I must rely on elevation lines to make assumptions. Based on the placement of these it would appear they plan to have banks with grades in excess of 25% up to ten feet in height or more. Thus creating a major change in the appearance of the property. Several of these slopes appear to be right on the 820 elevation line creating
- MPC November 14, 2013 Agenda Item # 23

erosion issues right on the edge of the lake. This plan will destroy the nature of the area which has attracted several track homes valued in excess of a million dollars. One of these homes, which is estimated to be valued in excess of three million dollars, joins the property. There are also other high value homes in the site line and adjoining the proposed development property. **In effect, you would be causing a drop in the value of the adjoining homes of current tax payers, mine included.**

-

- **The Hillside and ridge top protection area also discusses a maximum height of buildings being restricted to thirty five feet.** This would, per the plan, allow a three story structure including a daylight basement. **The proposed plan calls for four story buildings exceeding the maximum height outlined.**

-

- **As it relates to the boat storage and dock area, it would appear the docks would be blocking our exit to the main channel.** We live at the end of the cove and have boats. In addition, the cove is regularly visited by fishermen in fishing boats as well as fish and ski boats and jet skis. To enter the cove, if the outline is approved, all boats would be required to go through the middle of the docks. They should not be able to impede traffic into and out of the cove. I understand the dock permits will come from TVA but if the boat storage area as presented in plan is approved that pushes the docks around the point.

-

- **I am not opposed to development of the property but it should be in conformity with the existing developments in the area which are truly low density or track homes. These developments agree with the Sector plan. Although allow five units per acre is not low density.**

-

In conclusion, I strongly oppose the plan because it will decrease the value of adjoining homes and increase traffic on roads that are already stressed past the design limit. It will overload school systems which have just returned to maximum student levels by the construction of an additional school. The proposed development will also place a major road entry in a limited site location decreasing road safety. It will also lead to increased crime due to the transient nature of the non-owner occupants of the property.

-

Please vote NO to the proposed "Westland Cove" development, File #9-B-13-UR on Thursday, Sept. 12th.

Dennis Hatcher

851 Zola Lane

Knoxville TN 37922

Cell: [865-603-1748](tel:865-603-1748)

-



Fwd: Westland Cove

4 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:27 AM

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

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

From: <wfharris21@comcast.net>

Date: Sat, Sep 7, 2013 at 12:42 PM

Subject: Westland Cove

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Cc: herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, gewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cfomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.co

7 September 2013

Dear MPC Commission Member/Staff:

Reference: File #9-B-13-UR 909, Emory Church Road, "Westland Cove" Proposal

My name is Frank Harris. I live at 810 Glensprings Drive, Woodland Springs Subdivision off Westland Drive. I have lived at this address for 20 years.

I write in strong opposition to the above referenced proposal for Westland Cove. This proposal can only be described as bizarre. It is completely out of character with the current development in the immediate area, e.g. the estate properties on either side of the development). It will create many, many problems. Allow me to elaborate.

- Increased Traffic. Emory church Road is little more than a country cow path that has been

blacktopped. Speed is already a concern. There are many blind curves. The intersection with Westland drive is already difficult during much of the day and has been the site of several accidents. The exit from I-140 to Westland, already a serious problem during the day, will be made worse.

- Ingress and Egress. The plan as presented creates 8 entrances and exits with limited sight distance onto a road that already is dangerous.
- Safety. The proposed density is simply outrageous from a safety standpoint in terms of fire protection and pedestrian traffic. Boats stored with fuel, fuel at the marina (?), boat traffic in a narrow channel, all portend a real safety concern, especially to the residents of such a dense development.
- Water Levels. Did the developers even bother to look at the lake levels during periods of low pool? It surely doesn't look like it! The slough is shallow year-round with rock pinnacles. What were they thinking?
- Transient, Non-Owner Care of Property. Sorry, hate to appear snobbish but with the density proposed it is hard for me to imagine that this is anything but a ghetto in the making with residents having no incentive to take care of anything. Who wants an apartment with nothing but a view of a noisy interstate, a mainline railroad (by the way, where there have been two rather recent derailments, and oh yes, the crossing gate just yards away from the proposed development—see Safety above), and looking out over a host of boat shanties.

Finally, what sort of geotechnical data has been presented? This cove is known as Sinking Creek. Why? Because it is draining through limestone, also referred to as karst topography with sinks, sinkholes and underground streams. Fox Road's name derives from the old timers hunting foxes on the ridge through which Emory Church Road cuts because there were so many dens and caves! Just yesterday, a sinkhole opened up in Gettysvue Subdivision on this same ridge. And this is the second such sinkhole in that subdivision in recent times. There are lots there that are recognized as unbuildable because of active sinks! I am not a geologist but only casual examination of a topographic map reveals sink depressions on this site. I have not been on the site so can't say whether they are active, but anecdotal history and recent events point to poor geologic conditions.

Again, I am strongly opposed to this development proposal. MPC must not allow it to go forward as presented.

Sincerely,

Frank Harris

810 Glensprings Drive

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:29 AM

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

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

From: <whitneybiggs@comcast.net>

Date: Sun, Sep 8, 2013 at 4:54 PM

Subject: Westland Cove

To: mark.donaldson@knoxmpc.org

Mark,

I am writing to express my concern over: File #9-B-13-UR 909 Emory Church Road
"Westland Cove" Proposal

I am a resident of Weatherstone Subdivision. We are one of 5 subdivisions on Fox Road (Emory Church turns into Fox Rd at the railroad crossing) that use Emory Church Rd. to travel to and from school every morning and afternoon (AL Lotts Elementary School). There are also at least 4 more subdivisions on George Williams Road that use this route as well.

This road is a small two lane road by the lake that just isn't built to handle the kind of traffic that an apartment complex of that size would create. There are also students who go to West Valley Middle that use that road daily coming from Westland. The traffic is already quite heavy for the area because many commuters use the road as a pass through from Westland Dr to get over to Kingston Pike and hit the interstate. Please don't turn this area into a traffic mess! I am asking for you to vote NO to this proposal.

Thank you,

Whitney Biggs



Knoxville-Bangkok-Jaipur-Mumbai

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

Mon, Sep 9, 2013 at 3:52 PM

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

From: **curt** <hammondcw@aol.com>
Date: Thu, Sep 5, 2013 at 8:26 PM
Subject: Emory Church Road Development
To: tom.brechko@knoxmpc.org

Mr. Brechko

It came to my attention today of the planned development on Emory Church road. Canton Hollow Rd. , Fox Rd and Emory Church Rd are the feeder roads to this potential development. An apartment complex of 325 units would cause complete disaster on these three roads. Traffic on to Westland drive from Emory Church Rd is already a problem.All three roads are narrow with numerous traffic fatalities over the years. The proposed site would be a problem with single resident housing much less with something of this magnitude. I am against this being rezoned for such a development.I live in Woodland Springs Sub. off Westland Drive. Please consider this concern and discuss it with Michael Brusseau and Mark Donaldson.If I can be of any assistance , my phone number is 661-1796.

Thank You , Curtis Hammond

Curtis Hammond
905 Shadetree Lane
Knoxville TN 37922

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

Mon, Sep 9, 2013 at 3:55 PM

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

From: **Patty Francisco** <patty.francisco@charter.net>
Date: Thu, Sep 5, 2013 at 10:24 AM
Subject: Emory Church Road Development
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Tom,
As a resident of Tan Rara S/D off Fox Road and Emory Church I strongly oppose
This development.

The traffic is already heavy especially with the delay by the train.
MPC November 14, 2013

Agenda Item # 23

Reference: File #9-B-13-UR
909 Emory Church Rd. "Westland Cove"

September 7, 2013

Members of the Knoxville Metropolitan Planning Commission:

I hope you will take the time to read my letter.

My name is Elizabeth Barnes Griffin – Libby - and I have lived my life in Knoxville – first in Colonial Village in South Knoxville and then thirty-five years in the Concord community at 922 Fox Road. (Strictly-speaking: I left for three years of school in Memphis.)

Despite the growth over that last thirty-five years, the Emory Church/Fox Road area continues to be a residential neighborhood. The **Sector Plan** calls for continued residential development in our area.

Although you are, by the nature of your appointments, already familiar with the legalities of "Sector Plans," "Uses Permitted on Review," and the specifics of "Planned Residential (PR)" vs. "Agricultural (A)" zoning, I was not.

Here's what I have learned: Each zoning designation has specific characteristics, purposes, restrictions, and protections.

Like you, in your official capacities, as a developer, the person proposing the "Westland Cove" development knows the law and knows what he/she is requesting:

1. Rezone only a portion of the property at 909 Emory Church Road from Agricultural to Planned Residential leaving a small, but highly developable section open to the exploitable applications available as "Agricultural," both now and in the future, and
2. Address the entire "Westland Cove" development when considering "Uses Permitted on Review," thus combining (for your vote) possibly desirable housing options with totally undesirable commercial development in a residential neighborhood.

The developer's request for partial rezoning – together with the labyrinth of exceptions to zoning guidelines - is an obvious attempt to combine the benefits of both zoning options for him, while disguising protections inherent within those same guidelines from the community.

It is my understanding that your in-house staff has recommended that you approve a request for partial rezoning of the property at 909 Emory Church Road - leaving a portion of that property zoned Agricultural - while also approving a "Use on Review" proposal for that same rezoned land (including the "Agricultural" section) – in its entirety. I cannot think that the staff has had sufficient time to look at the number of stratagems the developer is using to justify his or her own ends. I am referring specifically to combining the allowable "commercial" development options included in "Planned Residential" zoning for *needed* options such as Day Care facilities into a proposed marina development.

These gravel parking spaces, more than a hundred additional boatsheds on gravel lots, warehouse of additional boats, and a six-lane boat launch ramp are not for residents, - but are a commercial establishment.

There are already two marinas in the Sinking Creek embayment of Fort Loudon Lake – one within a mile of this site. The “West Cove” development calls for multiple trips between the two sections of the proposed marina for each “visit” – i.e. drive your car into the gravel parking lot; hook-up your boat and drive it across Emory Church Road into the marina; launch your boat; drive your car and trailer back across Emory Church Road and park in the gravel lot; then, walk back across the road to get in your boat and leave. And then the same thing in reverse when returning! All of this takes place in a bend in the narrow road. Neither this small cove nor the road infrastructure is adequate for such a huge increase in traffic. Emory Church/Fox Road does not provide safe vehicle access for thousands - according to your staff report – of additional trips into and out of a marina development.

The Use on Review proposal is for a COMMERCIAL MARINA in a RESIDENTIAL NEIGHBORHOOD.

This type of maneuvering is inappropriate, deceptive, and unethical; it should be dealt with accordingly by the Commission.

The Metropolitan Planning Commission is an honored and respected part of long-range planning for Knox County. My father, George Barnes, was a former Chairman of the MPC. He knew the importance of evaluating carefully the needs of the community vs. the wants of an individual property owner or developer; he valued doing the “right thing.”

I urge you to support the character and integrity of our residential community - our trust in the fairness of the written law, as interpreted by you:

1. Recommend that the County Commission **rezone** this land as Planned Residential only and in its entirety, leaving us the enforceable rights and protections of “Use on Review” that pertain to PR Zoning, and
2. Recommend that the County Commission **reject** the current “Uses on Review” petition for commercial development of a marina and/or boat storage facility of any kind.

Sincerely,

Elizabeth Barnes “Libby” Griffin
922 Fox Road (a continuation of Emory Church Road with a change in name)
Knoxville TN 27922
865-966-3455
liby660@att.net

c: neighbors



Fwd: Westland Cove proposal - File #9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 2:29 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

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

From: **Ford, Mike** <Mike.Ford@willis.com>

Date: Mon, Sep 9, 2013 at 2:07 PM

Subject: Westland Cove proposal - File #9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Sirs,

My wife and I reside in a subdivision off of Fox Road north of the proposed 328 apartments and marina. We both routinely travel on Fox Road in both directions and Emory Church to Westland Drive.

I am very concerned about the potential re-zoning due to a large increase in traffic on barely adequate roads for the current amount of traffic volume. The traffic has increased annually and routinely goes 15 mph above the posted speed limit. All of the mentioned roads have limited line of sight and are narrow with drop-off of 2-4 feet into the ditch. An increased flow of traffic with as many as 8 entrances/exits would be extremely dangerous for the current and future residents.

The roads are barely supporting current traffic with no side streets to speak of on the lower end of Fox Road or Emory Church. These roads have become an increasingly popular means of avoiding Kingston Pike and Pellissippi Parkway (between Kingston Pike and Westland) and accessing Cedar Bluff via George Williams.

They are dangerous when wet and not lighted. The unprotected railroad crossing at Canton Hollow is also a hazard.

I have no young children so cannot comment on the local school situation but strongly oppose and zoning changes to allow this development. All of these roads are commonly enjoyed by cyclists and joggers.

A small restaurant near Fox Marina was not approved last year for many of the reasons I have stated.

This would have a much larger negative impact on our already overcrowded and inadequate road for the current traffic.

Thank you,

Mike and Pat Ford
10212 Tan Rara Drive
Knoxville, TN

Michael P. Ford, CPCU, Senior Vice President, Account Executive, Willis of Tennessee, Inc.
Willis Group, PO Box 19820 (Zip 37939-2820), 265 Brookview Centre Way, Suite 505, Knoxville, TN 37919
Direct: [865-583-3791](tel:865-583-3791), Mobile: [865-621-5828](tel:865-621-5828), Fax: [865-584-6573](tel:865-584-6573)

For information pertaining to Willis' email confidentiality and monitoring policy, usage restrictions, or for specific company registration and regulatory status information, please visit http://www.willis.com/email_trailer.aspx

We are now able to offer our clients an encrypted email capability for secure communication purposes. If you wish to take advantage of this service or learn more about it, please let me know or contact your Client Advocate for full details. ~W67897

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:865-215-2500)
Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org



Fwd: Vote NO on MPC agenda items # 31 & 43 for Emory Church Rd Huber Project #9-A-13RZ & #9-B-13-UR for 328 unit apartment complex

2 messages

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 1:19 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

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

From: **David Fencik** <davfen1@hotmail.com>

Date: Mon, Sep 9, 2013 at 12:18 PM

Subject: Vote NO on MPC agenda items # 31 & 43 for Emory Church Rd Huber Project #9-A-13RZ & #9-B-13-UR for 328 unit apartment complex

To: mike.brusseau@knoxmpc.org

Cc: richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, Christie Fencik <cfencik@scrippsnetworks.com>

Mr Brusseau,

I am writing to strongly oppose the rezoning motion and the project plan for the Westland Cove multi-dwelling development / apartment complex development which is being proposed for the Melgaard property located at 909 Emory Church Rd in West Knoxville County (File #9-A-13-RZ and #9-B-13-UR).

The proposed rezoning and property plan to accommodate a total of 328 apartments, 178 boat sheds, and 76 boat marina is in violation of the long standing Southwest County Sector plan that proposes single family residential dwellings for our community. My family choose our current home location based on the very fact that it was zoned for and is predominately a single-family community area of West Knox County.

As I am a resident of the immediate area I strongly believe that any high density development along Emory Church Rd presents a multitude of problems which are not addressed in either the rezoning or building project plan for the proposed Westland Cove apartment complex and marina. These issues include but are not limited to:

- The increased traffic on the already inadequate and narrow Emory Church Road can not support a large scale development of the proposed Westland Cove apartment complex.
- Increased traffic without any improvement to road capacity or appropriate traffic signal lights to handle vehicles entering/exiting nearby Westland Rd & Pellissippi Parkway (I-140) from the residents living in the proposed 328 unit apartment complex on Emory Church Rd
- Increased traffic on Fox Road and Canton Hollow Road which are also barely adequate for the amount of traffic which it supports today from commuter traffic traveling to/from Kingston Pike and Westland Road.
- Fire Safety (328 apartments plus 254 boats all serviced by narrow roads (Emory Church Rd, Fox Rd, Canton Hollow Rd)
- Citizen safety (Increased traffic , pedestrians, crime)

- Transient renter issues
- Impact to schools (A.L. Lotts Elementary, West Valley Middle School, & Bearden High School)
- Negative impact to surrounding property values associated with multi-dwelling / high-density mixed development areas of Knox County

Thank you for taking the time to review our concerns and we hope that you will oppose any and all plans associated with rezoning and the multi-dwelling / high-density apartment complex being proposed for the 909 Emory Church Rd address at the Northeast and Southwest areas of Emory Church Rd (9/12/13 MPC agenda items #31 and #43)

Regards,

David & Christie Fencik
9204 Mira Vista Lane
Knoxville, TN 37922
[\(865\) 253-7846](tel:8652537846) home

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Sep 9, 2013 at 1:21 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

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

From: **Fencik, Christie** <CFencik@scrippsnetworks.com>
Date: Mon, Sep 9, 2013 at 12:58 PM
Subject: RE: Vote NO on MPC agenda items # 31 & 43 for Emory Church Rd Huber Project #9-A-13RZ & #9-B-13-UR for 328 unit apartment complex
To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>
Cc: "richard.briggs@knoxcounty.org" <richard.briggs@knoxcounty.org>, "ed.shouse@knoxcounty.org" <ed.shouse@knoxcounty.org>, "mike.hammond@knoxcounty.org" <mike.hammond@knoxcounty.org>, "David Fencik (davfen1@hotmail.com)" <davfen1@hotmail.com>

I echo my husband's sentiment. We travel Emory Church Road, Fox Rd and Canton Hollow Road daily to take our son to preschool. The additional traffic as a result of this apartment complex would cause these roads to be extremely unsafe. It is already difficult to turn onto Westland Drive from Emory Church Road during rush hour/school traffic. Adding 500+ vehicles would make it nearly impossible. I am also concerned with the overcrowding of AL Lott's as my son will attend this school in a few years. I currently drive through the school zone around 7:30 each morning on my way to work and most days the traffic is backed up past Emory Church Road. In fact, I witnessed an accident at this very intersection during morning school traffic last year. Lastly, I

am concerned about the impact on our property values if this proposal goes through. We purchased a home in this area because it is largely single-family upscale residences. I urge you to vote NO on the proposed rezoning and development.

Sincerely,

Christie Fencik
9204 Mira Vista Lane
Knoxville, TN 37922
(865)607-1433 cell
cfencik@scrippsnetworks.com

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

From: David Fencik [<mailto:davfen1@hotmail.com>]

Sent: Monday, September 09, 2013 12:19 PM

To: mike.brusseau@knoxmpc.org

Cc: richard.briggs@knoxcounty.org; ed.shouse@knoxcounty.org; mike.hammond@knoxcounty.org; Fencik, Christie

Subject: Vote NO on MPC agenda items # 31 & 43 for Emory Church Rd Huber Project #9-A-13RZ & #9-B-13-UR for 328 unit apartment complex

[Quoted text hidden]

[Quoted text hidden]



Fwd: Emory Church Road Development

2 messages

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 10:54 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>

Re: 9-A-13-RZ and 9-B-13-UR

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

From: **Engle, Tim** <Tim.Engle@jtv.com>

Date: Fri, Sep 6, 2013 at 10:52 AM

Subject: Emory Church Road Development

To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Dear Mr. Brusseau

I have been recently made aware of a planned develop of land off of Emory Church Road (file #9-B-13-UR) consisting of boat docks, storage and multi-family apartments. I have lived in this area off of Westland and often travel on this road connecting Kingston Pike. Needless to say, I am very concerned about the development and its impact on the area. Unless the developers or the county is willing to make significant improvements to intersections (Emory church and Westland) and improve the condition of the road in that area, I believe it would not be prudent for Metro Planning to recommend approval to the commissioners. As President of the Polo Club Homeowners Association representing over 60 citizens and property owners, I will work to oppose this development.

Thank you for your time and consideration of this critical development issue.

Tim

T.M. (Tim) Engle III | Jewelry Television

Chief Strategy Officer

9600 Parkside Drive | Knoxville, TN 37922

Phone: 865-692-2718 Cell: 615-870-2737

Email: tim.Engle@jtv.com





Fwd: Concerns and opposition to the 9-A-13 rezoning use on review by Hubler Properties

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Fri, Sep 6, 2013 at 3:50 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>, Tom Brechko <Tom.Brechko@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>

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

From: **Jim Dickson** <jimdicksonymca@icloud.com>
Date: Fri, Sep 6, 2013 at 3:39 PM
Subject: Concerns and opposition to the 9-A-13 rezoning use on review by Hubler Properties
To: Rebecca Longmire <rebeccalongmire@hotmail.com>
Cc: herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, lcole712@gmail.com, ewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com, Tim Burchett <county.mayor@knoxcounty.org>, Amy Broyles <amy.broyles@knoxcounty.org>, Dave Wright <dave.wright@knoxcounty.org>, Tony Norman <tony.norman@knoxcounty.org>, Finbarr Saunders <finbarr.saunders.14@facebook.com>, Bud Armstrong <bud.armstrong@knoxcounty.org>, Ivan Harmon <iharmon@esper.com>, Craig Leuthold <craigleuthold@aol.com>, Mike Brown <michael.brown@knoxcounty.org>, Michele Carringer <michele.carringer@knoxcounty.org>, Mark Harmon <mark.harmon@knoxcounty.org>, Ed Shouse <ed.shouse.75@facebook.com>, Mike Hammond <mike.hammond@citcomm.com>, Brad Anders <brad.anders@knoxcounty.org>, Paul Pinkston <paul.pinkston@knoxcounty.org>, Greg Lambert <greg.lambert@knoxcounty.org>, Richard Briggs <richard.briggs@knoxcounty.org>, Tank Strickland <tstrickland@ci.knoxville.tn.us>, Sam McKenzie <sam.mckenzie@knoxcounty.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

Dear Commissioners,

My name is Jim Dickson and I live at 9710 Haversack Drive. I am opposed to the rezoning and use on review request by Hubler Properties for Emory Church Road up for consideration on Sept. 12.

My concerns are as follows:

I paid \$20,000 extra for the view in photo #2, looking over agricultural land. Now the value of my house will go down if the apartments, marina and dry dock storage sheds are allowed. I assume my tax value will decrease as well. Having just recovered to a level close to the amount I paid 7+ years ago, that is disappointing.

Emory Church, Fox and Canton Hollow are major cut throughs for people avoiding school zones and the Pellissippi / Kingston Pike bottleneck every morning. Adding 700+ cars coming and going multiple times a day, plus boat owners, will make a dangerous road and make it worse. With the train track, proper widening is not possible. Also their traffic study was only from Westland to the Fox Road intersection. Not complete.

The quality of construction is a major concern. I looked at the Hubler website and it looks like they run very cheap housing rentals. I stopped by MPC office today and looked at the full plans. The dry boat storage is a major concern. It looks like 1 story, shed roof buildings that from our view will look like a trailer park. The amount

of pavement, grading, clear cutting and construction will make our neighborhood very undesirable.

I understand that comments will be limited to 5 minutes for and 5 minutes opposed. I know that will not be enough time for all opposed to share. So I will consider this my way of letting you know my family and friends opposition.

Respectfully, Jim Dickson
cell, [865-368-9623](tel:865-368-9623)

2 attachments



IMG_1144.jpeg
126K



IMG_0137 2.PNG
379K



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

Fwd: File#9-B-13-UR 909 Emory Church Rd, Westland cove proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Mon, Sep 9, 2013 at 8:33 AM

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

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

From: **Judy Cunningham** <valsi@aol.com>

Date: Sat, Sep 7, 2013 at 8:29 AM

Subject: File#9-B-13-UR 909 Emory Church Rd, Westland cove proposal

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Sirs,

As local homeowners in the George Williams rd area, you surely must understand our concerns about the above referenced development proposal. How could anyone in their right mind plan a 328 unit housing complex, boat storage and marina on what is arguably a small, low lying, swampy parcel.

The increased traffic on the tiny, winding and narrow pavement that is Emory Church Rd alone is enough to warrant a NO vote on this ridiculous proposal .

Is there no common sense left? Is it just really about the money that a developer can squeeze out of every last square inch of land, everywhere???

This is just not a good idea. Please shut this down and vote no on this proposal.

Thank you for your time .

Judy Cunningham

Sent from my iPhone

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 9, 2013 at 9:07 AM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>

Re: Items 31 & 43

[Quoted text hidden]

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: File #9-B-13-UR Westland Cove Proposal

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:45 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: <mmpdarcie@aol.com>

Date: Tue, Sep 10, 2013 at 9:17 AM

Subject: File #9-B-13-UR Westland Cove Proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear MPC Commissioners:

I am writing to express my concerns for the proposed rezoning in the Emory Church Road area. As a homeowner on Fox Road and also on Sinking Creek, I see this has a bad option for many reasons. Many of the same reasons that were addressed when they attempted to rezone the area by Fox Road Marina. The roads are too narrow as it is and with additional traffic, it would only make it more dangerous. There is not an option to widen these roads because of the train track and lake on either side. With increased traffic on Westland, Emory Church, Fox Road and Canton Hollow, it will allow for more accidents to occur. This is a highly residential area and there is a lot of school traffic. Adding this magnitude of people would only make it more problematic pulling out onto Westland Drive. This is already an issue. Then you will have the schooling issue. The schools just got rezoned because of overcrowding. We don't need to add to this problem again.

As far as the lake is concerned...the cove is already too crowded with boats. I don't see how adding a Marina in this area would be beneficial for anyone. And, there is not year round water in that area. There are already two marinas between Sinking Creek and the main lake that are not at capacity. Adding a third doesn't seem fitting.

I am asking you to deny this rezoning. For the sake of safety for this area, please don't build a large apartment complex on Emory Church Road. I feel like it would have nothing but a negative impact on the area.

Thank you for your attention.

Darcie Cotten
homeowner

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500



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

Fwd: "Westland Cove" reference: File #9-B-13-UR

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

Mon, Sep 9, 2013 at 3:53 PM

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

From: **Michele Ciancone** <eagles_37923@yahoo.com>
Date: Thu, Sep 5, 2013 at 6:20 PM
Subject: "Westland Cove" reference: File #9-B-13-UR
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>
Cc: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

My name is Michele Ciancone and I live off of Emory Church Rd.
I would like to express my concerns to your Metropolitan Planning Commission that I would like to vote NO. For these reasons: increased traffic, Inadequate roads, school overcrowding and such narrow roads.
I hope you will consider my vote of NO on this new development planed for our area. Thanks again;
Michele Ciancone.

Sent from my iPad



Fwd: Westland Cove Proposal (#9-B-13-UR) 909 Emory Church Road

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:45 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **MIKE AND BABS CHAPIN** <jmchouse@chartertn.net>

Date: Tue, Sep 10, 2013 at 9:38 AM

Subject: Westland Cove Proposal (#9-B-13-UR) 909 Emory Church Road

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Cc: brianpierce@mbiarch.com, wsstowers@stowerscat.com

As 22 year residents of Tan Rara Subdivision (off of Fox Road), we have seen increased traffic on Fox Road because of additional subdivisions and residential homes in the immediate area (George Williams Road). These roads are used as an alternative route to Kingston Pike, Westland and Pellissippi (I-240). It's unimaginable how an addition of 328 apts. (and boat sheds/marina) would affect these roads, entrances/exits, neighborhood safety and already narrow roads.

We are requesting that the MPC vote "NO" on this proposed development plan.

Concerned citizens,

Barbara and John Chapin

708 El Monte Circle

Knoxville, 37922

675-3511

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org
MPC November 14, 2013



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

Fwd: File #9-B-13-UR 909 Emory Church Road Westland Cove Proposal

Tom Brechko <tom.brechko@knoxmpc.org>

Mon, Sep 9, 2013 at 3:54 PM

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

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

From: **George Chandler** <chandlergeorge@bellsouth.net>

Date: Mon, Sep 9, 2013 at 3:47 PM

Subject: File #9-B-13-UR 909 Emory Church Road Westland Cove Proposal

To: Janice Tocher <jtocher.mpc@gmail.com>, Wes Stowers <wstowers@stowerscat.com>, Jeffery Roth <jwroth@qmwkx.com>, Brian Pierce <brianpierce@mbiarch.com>, Rebecca Longmire <rebaccalongmire@hotmail.com>, Charles Lomax <cflomax@hotmail.com>, Nate Kelly <Nathan.J.Kelly@gmail.com>, Michael Kane <makane1@bellsouth.net>, Len Johnson <lenedna@bellsouth.net>, George Ewart <gewart@georgeewart.com>, Laura Cole <cole5137@bellsouth.net>, Art Clancy <artclancy3@gmail.com>, Bart Carey <bartcarey@comcast.net>, Herb Anders <herb@claibornehauling.com>, Tom Brechko <tom.brechko@knoxmpc.org>, Michael Brusseau <michael.brusseau@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

We are residents of Westland Crossing Way and are firmly opposed to the proposed rezoning of property along Emory Church Road to allow building 328 apartments. We also oppose building 178 boat storage sheds, and a 76-boat marina along this road.

Emory Church Road is completely inadequate to handle the traffic that will necessarily result from these developments. It is very narrow in places and has sharp curves. The intersection of Emory Church Road and Westland Drive is dangerous to cross. Merging onto Westland from Emory Church is equally hazardous and is very difficult. The intersections of Emory Church with Fox and Canton Hollow Roads are also very tricky and risky and made more so by the existence of railroad crossings.

All of these problems will be made worse if this development goes forward.

Please deny the requested rezoning.

George and Dorothy Chandler
9405 Westland Crossing Way



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

Fwd: File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

1 message

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

Mon, Sep 9, 2013 at 3:43 PM

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

From: <whitneybiggs@comcast.net>

Date: Sun, Sep 8, 2013 at 4:52 PM

Subject: File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

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

Hi Tom,

I am writing to express my concern over: File #9-B-13-UR 909 Emory Church Road "Westland Cove" Proposal

I am a resident of Weatherstone Subdivision. We are one of 5 subdivisions on Fox Road (Emory Church turns into Fox Rd at the railroad crossing) that use Emory Church Rd. to travel to and from school every morning and afternoon (AL Lotts Elementary School). There are also at least 4 more subdivisions on George Williams Road that use this route as well.

This road is a small two lane road by the lake that just isn't built to handle the kind of traffic that an apartment complex of that size would create. There are also students who go to West Valley Middle that use that road daily coming from Westland. The traffic is already quite heavy for the area because many commuters use the road as a pass through from Westland Dr to get over to Kingston Pike and hit the interstate. Please don't turn this area into a traffic mess! I am asking for you to vote NO to this proposal.

Thank you,

Whitney Biggs



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

Fwd: File # 9-B-13-UR

3 messages

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Sep 6, 2013 at 8:52 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 9-A-13-RZ

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

From: **Joe Barletta** <JBarletta@morrisproperty.com>

Date: Fri, Sep 6, 2013 at 8:17 AM

Subject: File # 9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Cc: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Good morning. I am unable to attend the meeting on the 12th in reference to the Emory Church Proposed development.

My family and neighbors have invested hundreds of thousands of dollars to reside and live in this area. One of the major reason we chose here was that there was nothing like this project in the area.

We strongly vote NO to the apartments, storage sheds and marina. Consider the impact this would have next to your homes.

Thank you.

Joe Barletta CMCA

Director of Management Services

Morris Property Management, AMO, AAMC - An Associa® Company

Associa® – Delivering unsurpassed management and lifestyle services to communities worldwide.

9041 Executive Park Drive Suite 122 Knoxville, TN 37923

Phone [865-692-0930](tel:865-692-0930)

Date: Sat, Sep 7, 2013 at 9:29 AM

Subject: File #9-B-13-UR

To:

I am writing concerning 909 Emory Church Road, "Westland Cove" Proposal. Emory Church Road is a narrow road with limited sight. Adding 8 entrances/exits is going to make it even more dangerous. This is the road I travel to AL Lotts School. It will be unsafe for myself, neighbors and school buses to travel to school this direction. The 328 apartments are going to add to the overcrowding of AL Lotts as well.

The train tracks run right through this area and train speeds have just been increased through residential areas. Safety should be a big concern when you are talking about adding to the amount of cars already traveling this road.

I am pleading you to look at this project very carefully. It is your responsibility to plan the growth of our city. This is not a location that can handle this amount of growth.

Respectfully,

Meredith and Wes Whitehead

Sent from my iPhone

Date: Sat, Sep 7, 2013 at 9:29 AM
Subject: File #9-B-13-UR
To:

I am writing concerning 909 Emory Church Road, "Westland Cove" Proposal. Emory Church Road is a narrow road with limited sight. Adding 8 entrances/exits is going to make it even more dangerous. This is the road I travel to AL Lotts School. It will be unsafe for myself, neighbors and school buses to travel to school this direction. The 328 apartments are going to add to the overcrowding of AL Lotts as well. The train tracks run right through this area and train speeds have just been increased through residential areas. Safety should be a big concern when you are talking about adding to the amount of cars already traveling this road.

I am pleading you to look at this project very carefully. It is your responsibility to plan the growth of our city. This is not a location that can handle this amount of growth.

Respectfully,
Meredith and Wes Whitehead

Sent from my iPhone

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Sep 9, 2013 at 1:20 PM
To: Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

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

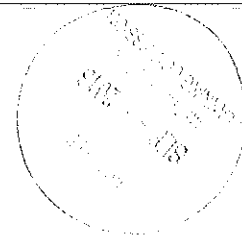
From: **welliver45** <welliverb@bellsouth.net>
Date: Mon, Sep 9, 2013 at 12:49 PM
Subject: File #9-B-13-UR
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

The zoning proposal for apartments and a marina on Emory Church Road is ill advised. The street is not sufficient to handle the increase in traffic that would result. There is only one primary access to the area from Westland which is already congested with the current traffic. Schools in the area are already suffering from overcrowding. Thank you for your consideration.

A Concerned Resident in the area,
Byron Welliver

Sent from my iPad

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500



September 6, 2013

Mark Donaldson
MPC
Suite 403, City/County Bldg
400 Main Ave.
Knoxville, TN 37902

Dear Mr. Donaldson,

I am very interested in a proposal being presented to the Metropolitan Planning Commission on September 12, 2013. It is the Westland Cove proposal located at 909 Emory Church Road (Reference: File #9-B-13-UR).

The current proposal for this development includes 328 apartments, a large marina, and boat storage sheds for approximately 175 boats. All of this will surely increase traffic on narrow Emory Church Road as well as nearby Westland Drive, Fox Road, and Canton Hollow Road. I am a senior citizen and my friends and I visit family and attend church activities in the area so we frequently drive on these four roads. I think this will prove to be a hazardous situation for all drivers. Also, this is a beautiful residential area and I can only imagine what a large number of non-owner residents will do to the proposed and surrounding property. Due to these negatives, I am urging all MPC members to vote **NO** on this development.

Your assistance in this matter is truly appreciated.

Sincerely,

Ruth V. Fawver

COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing Homeowners since 1971

**Admiral's Landing
Ashley Oaks
Belmont West
Bishop's Court
Bunker Hill
Cedardale
Charles Towne Landing
Cobblestone Park
Crestline
Crestwood Hills
Farrington
Greywood Crossing
Gulf Park Civic Assn.
Harrison Springs
Heron's Pointe
Heritage Woods
Highlands at Northshore
Kincer Farm
Lakeridge
Lovell Road/Lovell View
Lyons Crossing HOA
Madison Ridge
Magnolia Pointe
McKenzie Meadows
Morgan Place
New Kensington
Northshore Landing
Seven Oaks
Seven Oaks West
Sherman Oaks
Tan Rara Oeste
Trails End
Westland - West
Westshore
Woods at Bluegrass
Woods at West Valley**

Knoxville/Knox County MPC

September 10, 2013

Please DENY #31 Huber Properties/Clear Water Partners (9-A-13-RZ)

Dear MPC commissioners,

Please deny the rezoning request above. The applicant has indicated plans to build 328 apartment units on a narrow, dangerous 2-lane road that is already heavily traveled and used by cut-through traffic.

Reasons for denial:

1. **There is a strong likelihood that the land proposed for rezoning contains Native American artifacts.** Because a large portion of the land borders Sinking Creek and is under TVA waterfront protection, it will be necessary for TVA to do a Finding of No Significant Impact (FONSI) to insure that Cultural Resources are not destroyed and possibly an Environmental Impact Study to determine impact on wetland prior to permitting of any grading or construction.
2. **There has not been a traffic study.** The only way to get out of the proposed apartments would be to travel west on Emory Church Rd. and then north on Fox Rd. or Canton Hollow Rd. or to travel south on Emory Church Rd. to Westland. It is already nearly impossible to exit from Emory Church onto Westland due to school traffic and commuter traffic. The intersection of Emory Church Rd. already needs a traffic light. Canton Hollow Rd. has seen fatal car crashes due to dangerous curves and blind spots. Fox Rd. at Kingston Pike desperately needs a traffic light, as it is impossible to make a left turn onto Kingston Pike.
3. **This area is surrounded by single-family residential.** Construction of a large apartment complex would significantly change the character of the community.

Thank you,



Margot Kline
President, Council of West Knox County Homeowners

Officers:

President:	Margot Kline	margotkline@gmail.com
Vice President:	Sue Mauer	690-0269 (ph) 769-2503 (fax)
Secretary:	Judy Horn	jmjh2010@gmail.com
Treasurer:	Dave Rivoira	drivoira@comcast.net
Parliamentarian:	Jerry Erpenbach	Erpenbach_j@bellsouth.net

Directors:

Chuck Fleischer	ecf8511@aol.com
Roger Giles	rwgiles@yahoo.com
Tootie McCook	Tootiem125@aol.com
John von Weisenstein	jvonw@knology.net

c/o Margot Kline

8845 Ebenezer Oaks Lane Knoxville TN 37922

margotkline@gmail.com



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

ITEM NUMBER 43. Huber Properties/ Clearwater Partners LLC request for approval of Use on Review.

1 message

jvonw@knology.net <jvonw@knology.net>
To: Bettyjo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Sep 10, 2013 at 11:32 AM

Dear Ms. Mahan

This request concerns the addition of 328 new apartments at Emory Church Rd. Please reject the request for approval because it would significantly change the character of this quiet residential neighborhood, and that the narrow 2-lane access road is already frequently used as a cut-through for traffic between Kingston Pike and Westland. Please also consider the adverse effects this development will have on established residential auto/bike/pedestrian traffic safety.

Thank you for your time and consideration,

John von Weisenstein
608 Galveston Road
Knoxville, TN 37923



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

Fwd: Emory Church Road Development

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 2:45 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Mark Donaldson <mark.donaldson@knoxmpc.org>

RE: Items 31 & 43

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

From: **Robert Duncan** <laduncan47@charter.net>

Date: Tue, Sep 10, 2013 at 2:41 PM

Subject: Fwd: Emory Church Road Development

To: michael.brusseau@knoxmpc.org

> Dear Mr. Brusseau,
>
> Please vote No to Westland Cove Proposal.
>
> Concerned Tan Rara Subdivision property owner
>
> Thanks,
> Robert and Lee Ann Duncan
> 10257 Tan Rara Dr.
> [865-556-6302](tel:865-556-6302)

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

September 10, 2013

Dear Knox County MPC Commissioners and Staff,

We, the Session members of West Emory Presbyterian Church located at 1035 Emory Church Road, would like to express to you our deep concern regarding the Westland Cove Proposal – File#9-B-13-UR at 909 Emory Church Road. Our primary concern is for the safety and well-being of our current neighbors, their children and the children who attend our Child Enrichment Center which provides daycare and after school care for sixty-five children. Please know that our church members love to welcome new neighbors to our community, but we feel obligated to speak out on this proposal for the following reasons:

1. The current traffic load on Emory Church Road and Westland Drive is already very congested and at an unsafe level especially during mornings and afternoons when A.L. Lotts Elementary School is admitting and dismissing the students and when residents are going to and returning home from work.
2. We do not have adequate sidewalks and crosswalks for pedestrians on Emory Church and Fox Roads. Furthermore these roads are narrow with no shoulder and boat trailer traffic would be nightmarish in this vicinity.
3. We are concerned with the overcrowding of A.L. Lotts Elementary School. While the opening of Northshore Elementary has helped to relieve some overcrowding, to add more students at this time would just put us back to the undesirable condition of having inadequate facilities to educate our children.
4. The density of the proposed development is too great to allow for the proper access of fire and safety equipment, especially given that the proposed marina will require a greater degree of protection with the storage of highly combustible fuels.

Again, let us state plainly that our congregation truly rejoices at the opportunity to invite new neighbors to worship with us but to do so without concern for their safety and well-being is not what we feel God is leading us to do. Without the addition of adequate sidewalks, properly sized roads, safe street crossings and traffic lights to properly regulate the flow of vehicles this proposal should not be approved. We must all accept responsibility for our decisions regarding development of our communities and we must understand that a poor decision regarding the safety of our citizens could result in the death of a child who is simply trying to ride their bike to school on roads that are overcrowded, improperly lit, and do not have the needed sidewalks and crosswalks to allow them to do this safely.

Respectfully,

The Session of West Emory Presbyterian Church
The Rev. Dr. Augusta Boyd Vanderbilt, Pastor
1035 Emory Church Road
Knoxville, Tennessee 37922



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

Fwd: NO to Emory Church Road Development

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 2:34 PM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Mary Neutens** <mineutens@gmail.com>

Date: Tue, Sep 10, 2013 at 1:14 PM

Subject: NO to Emory Church Road Development

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Sirs:

Please add my name to the list of NO vote for MPC review for Emory Church Road Development. Have the commissioners and developers actually traveled on the roads leading into and out of this area? To think that ANY of the roads could handle the construction traffic and the eventual population of residents is INSANITY!!! In addition, are the developers aware that the area where they suggest adding a marina does not have water or very low water during the winter months and during dryer years? I am simply mystified that anyone would consider this development.

Sincerely,

Mary Neutens
814 Glensprings Drive
Knoxville, TN 37922
[\(865\)694-9115](tel:(865)694-9115)

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:(865)215-2500)
Fax: [\(865\) 215-2068](tel:(865)215-2068)
www.knoxmpc.org



Fwd: Emory church road development file#9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 2:33 PM

To: Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

RE: Items 31 & 43

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

From: **Jeanie Harper** <jeanieharper1@gmail.com>

Date: Tue, Sep 10, 2013 at 1:00 PM

Subject: Emory church road development file#9-B-13-UR

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

I live in Fox Landing subdivision of Fox Road in west Knoxville. I do NOT support the Emory Church Road development (file#9-B-13-UR). This development would be on a very small road with a blind curve. The extra traffic would cause a very dangerous situation. The local schools are overcrowded already without an extra 328 apartments. There are also two large apartment complexes within a few miles of this area. I question if this housing is really needed in this area. This land should be used for single family homes, NOT large and crowded apartments.

Jeanie Harper
758 Fox Landing Lane
Knoxville, TN 37922

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

Fwd: Fw: File # 9-B-13-UR "Westland Cove" Proposal

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 2:32 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: <Mike.Barry@us.panasonic.com>

Date: Tue, Sep 10, 2013 at 12:56 PM

Subject: Fw: File # 9-B-13-UR "Westland Cove" Proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knowmpc.org

FYI - Please see the email below, regarding the "Westland Cove" development proposal.

Regards,

Mike Barry

Program Group Leader – Automotive Speakers

Panasonic (PIDCA) – Knoxville, TN

Ph # (865) 633-2079

Email: Mike.Barry@us.panasonic.com

--- Forwarded by Mike Barry/PEDCA/AM/PanasonicGroup on 09/10/2013 12:53 PM ---

From: Mike Barry/PEDCA/AM/PanasonicGroup

To: herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com,

Cc: skmfbarry@charter.net

Date: 09/10/2013 11:14 AM

Subject: File # 9-B-13-UR "Westland Cove" Proposal

Dear members of the Metropolitan Planning Commission,

My wife and I live in Hidden Glen subdivision, just off George Williams Road. I am writing you to provide my input and concern regarding the "Westland Cove" proposed development, consisting of 328 apartments and a Marina in the Emory Road area. I travel Emory Road daily on my commute to and from work. This road, as you are aware, is very narrow, curvy, and dangerous in wet or icy conditions. Emory Road is already very busy, and people tend to drive faster than they should. With the current traffic volume, turning from Emory Road onto Westland Drive can be very difficult, especially during rush hour. The possibility of adding 328 apartments to this area, which would put an additional 500 cars daily onto Emory Church Road, is a very bad idea to say the least. And if a Marina is also part of the development, you will add the probability of trailered boat traffic as well. With Fox Road

Marina just down the road, there is already a problem with boats being trailered along that narrow stretch of road, especially when the boats are larger. These roads (both Fox and Emory) really don't have any burm to pull over and avoid a crash when an oncoming vehicle is left of center. What I am saying is that the roads are already a concern for those of us who have to travel them daily, and added traffic will not make them any safer. I fear that this proposed development will cause lots of traffic problems, and most likely many accidents.

Please consider this proposal carefully. The middle schools in the area are already over-crowded. This development will cause many problems, and is just not a good idea. I urge you to say "NO" to this development proposal, in the best interest of the community.

Regards,

Mike Barry

Program Group Leader – Automotive Speakers

Panasonic (PIDCA) – Knoxville, TN

Ph # (865) 633-2079

Email: Mike.Barry@us.panasonic.com

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
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Fwd: Westland Cove Proposal

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 8:38 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Nathan Hodges** <hodgey12@yahoo.com>

Date: Tue, Sep 10, 2013 at 11:10 PM

Subject: Westland Cove Proposal

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Ladies and Gentlemen,

As a former Knox County educator, I'm writing to express my concerns with the Westland Cove Proposal, File #9-B-13-UR, 909 Emory Church Rd.

Please vote NO to this proposal.

This rezoning/development will have a negative impact. The traffic in this area is already heavy. The proposed development adds nearly 3000 more daily trips. The roads aren't designed to handle the current traffic load, much less the additional amount that this development would add. It's not that increased traffic is inconvenient. It's dangerous. And I would hope that citizen safety is any public official's number one priority.

This will also add to the overcrowding issues already being experienced in local schools. I've taught at Bearden High School, a school directly affected by this proposal. Currently, during class change there are human traffic jams in the hallway. Students inch along rubbing elbows from one side of the hall to the other. In each one of my college prep level math classes there were 35 students, the max allowed by law. Students suffer from such large class sizes. I'm sure this translates to elementary and middle school classrooms as well. Why does this development need to squeeze and stack so many units into such a small area?

I've read that this proposal violates Southwest Sector General Plan 2033. I'm not well versed in metropolitan planning but it does seem like the proposed concept is attempting to take advantage of every type of exception to develop for maximum profit without regard to area impact. What I do know is that this type of

development drastically deviates from the current design and natural beauty of the area.

Please vote NO for the safety of Knoxville's citizens and for the future of it's children.

Sincerely,

Nate Hodges
Tennessee Sports Radio Host
Former Math Teacher and Coach, Bearden High
Pro Football Focus
Top Tier Football

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org



Fwd: Westland Cove proposal-Vote NO

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 8:37 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Andrea Luton** <andrealuton@hotmail.com>

Date: Wed, Sep 11, 2013 at 8:30 AM

Subject: Westland Cove proposal-Vote NO

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Cc: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I am writing to express my concerns about the proposed development known as "Westland Cove," File #9-B-13-UR. Emory Church Road is very narrow with limited sight distances. The traffic studies have suggested that the traffic on that road would more than double. Such an increase would no doubt make the road more dangerous. I am also concerned that adding apartments to the property will negatively affect safety with regards to crime.

Please vote No.

Thank You,
Andrea Luton

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
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Fwd: Another comment about File# 9-B-13-UR & 9-A-13-RZ

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:25 AM

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

From: **Janet Morgan** <jmkentucky@yahoo.com>

Date: Wed, Sep 11, 2013 at 8:11 AM

Subject: Another comment about File# 9-B-13-UR & 9-A-13-RZ

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Metropolitan Planning Commission Staff:

I am writing to you today as a concerned citizen as well as a parent a student at A. L. Lotts Elementary School which is located at 9320 Westland Dr., 37922 in West Knoxville. My concerns regard the File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal and the impact it will have on the safety of my children as we travel to school and to after-school activities each day along Westland Drive as well as Emory Church Road. I drive Emory Church Road at least 4 times a day. Usually more. **This morning, on my way home from dropping my daughter at school, I counted 24 cars waiting to turn either right or left off of Emory Church Road onto Westland Drive at 7:28am.** This back up was almost to the back entrance of Shoreline Church. I cannot imagine the traffic that would increase with the addition of 328 apartments, the marina, & storage shed.

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 the 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.

The last official traffic count on the Emory Church Road corridor was 2830 in 2012 according to the Knox County Engineering Department. They estimate a 3210 increase in traffic due to this development which would total approximately 6000 vehicles per day travelling on Emory Church Road which is a narrow road with limited sight distance. As I understand it, there will be eight entrances and exits off Emory Church Rd. which will cause this "country" road to become more perilous for travelling.

I write this not only out of concern for my own well-being and that of my children but also for other families in the area. If this rezoning were to be confirmed, then families that move into

these apartments will be at risk as well when they travel these narrow roads that were never meant to handle such a heavy flow of traffic.

I hope you reconsider that granting the rezoning of Emory Church Road and deny it. It would be harmful to so many families already in this area.

Sincerely,

Janet Morgan
710 Fox Landing Lane
Knoxville, TN 37922



Fwd: Emory Church Road Project

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:07 AM

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

From: **Rachel Hodges** <rachelmhodges@yahoo.com>
Date: Tue, Sep 10, 2013 at 10:37 PM
Subject: Emory Church Road Project
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@claobornehauling.com" <herb@claobornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

To the MPC commissioners and Staff,

Please DENY the rezoning of 909 Emory Church Road, the "Westland Cove" development in West Knoxville, File #9-B-13-UR. Emory Church Road/Fox Road/Canton Hollow Road are very narrow two lane roads. There are no shoulders on these roads and they are very curvy. I have had to call EMS to a wreck scene involving a single car flying off of Emory Church Road at the exact location of this proposed eye sore. The driver was not under the influence and it was the middle of a sunny day when the wreck happened. He simply lost control of the vehicle on curvy Emory Church Road. Thankfully, no one was in the oncoming traffic lane. If someone had been there, it is highly likely everyone involved would have been seriously injured if not killed.

The increased traffic on these roads cannot be tolerated. The wait time at the intersection of Fox Rod and Kingston Pike is horrendous at rush hour. Trying to get to A.L. Lotts Elementary School at drop off/pick up times is already difficult and causes a long backup on Emory Church Road. Adding what you estimate to be 2928 more trips on these roads endangers the lives of those of us who have already bought property here. It also tremendously slows our commute times to work and school.

The addition of a large marina also places our lives and homes at risk. In a place where 176 boats are stored along with 76 more docked, a fueling area will be present. In the event of an explosion in the marina, the 328 apartments would be damaged and the lives and property of those living around the marina would be at risk as well. It is also a terrible spot for a marina. The water in this lake spur dries out almost every year, especially during prime boating season.

Before you place our lives and property at risk with this development, I would request each of you make a trip to see the area that is being discussed. At least 12 out of 18 of you, live on the opposite side of town from this plan. Please come see for yourself the narrow roads and types of homes that are in this area. The approval of this project would come out of complete disrespect for the people who already live here. If your family lived in this area, you would not approve this project.

Sincerely,
Rachel Hodges

729 Hidden Glen Lane
Knoxville, TN 37922



Fwd: Emory Church Road re-zoning/land use

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 8:33 AM

To: Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Grant & Joanna Wilkins** <wilkinsjg@comcast.net>

Date: Tue, Sep 10, 2013 at 8:03 PM

Subject: Emory Church Road re-zoning/land use

To: michael.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org

Hello,

I'm writing to voice my concern over the proposed use of land on Emory Church Road for an apartment complex and marina. I travel this road daily to take my children to school, and as you're probably aware, it's narrow, curvy and dangerous. There is little to no room for error. We've nearly avoided head-on collisions on the curve located beside the land being considered. I fail to see how this road could withstand the additional traffic that would result from so many apartments and a marina. Adding outlets to the road beside that dangerous curve would just worsen the safety situation. Additionally more traffic would be navigating the intersection of Westland and Emory Church. That intersection with no light is also very dangerous, especially during morning and evening rush hour when it's nearly impossible to make left hand turns.

Furthermore, we have finally resolved the overcrowding issue at A.L. Lotts, moving children out of the trailers behind the school this year. If apartments are allowed on this piece of land, the school will be right back where it's been for years with children in cramped, unsecured trailers where anyone could walk in at anytime.

I'm sure I'm not telling you anything you don't already know, but as someone who nervously travels this road every day, I strongly oppose the proposed use of this land.

Thank you.

Joanna Wilkins

Foxvue subdivision

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

Fwd: Vote NO at MPC agenda item #31

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:07 AM

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

From: **Dawn** <dmoore5887@yahoo.com>
Date: Tue, Sep 10, 2013 at 11:36 PM
Subject: Vote NO at MPC agenda item #31
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I live in Tana Rara Oesta subdivision and travel Fox Road and Emory Church road on a daily basis. The proposed development in our area including apartments and marina will increase the risk for us and our children in these areas.

I would assume that safety is a key concern for any development project you consider and you would consider our safety as you review this type of development while the current risks we endure are already very questionable. If you have not already studied the increase of volume of traffic, impact on the schools and waterways nearby I would hope you would so you could safely say our neighborhood concerns are addressed.

As you approach your Sept. 12th MPC meeting Agenda item...31. [HUBER PROPERTIES / CLEAR WATER PARTNERS LLC](#) I would encourage you to vote NO to the proposed development.

Thank you for your time and service to our community!

**Mrs. Dawn Moore
712 Colina Circle
Knoxville, Tennessee
[865-966-9634](tel:865-966-9634)**



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

Fwd: 9-B-13-UR Emory Church Road

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:07 AM

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

From: **Steve And Andrea** <sahagood@charter.net>
Date: Tue, Sep 10, 2013 at 9:41 PM
Subject: 9-B-13-UR Emory Church Road
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Mr. Donaldson,

We oppose the request for the high density 328 unit multi-family development and 308 slip/storage marina. Both Emory Church and Fox Road are narrow and dangerous with excessive traffic to Turkey Creek Center and the new Costco. These roads are old residential neighborhood streets and do not have the safe capacity for this development. Both land and water safety will be compromised for Knox County citizens if this development occurs.

Steve and Andrea Hagood
914 Fox Road
Knoxville, Tennessee 37922

Fwd: Questions re: Use on Review Report for File # 9-B-13-UR, "Westland Cove"

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:06 AM

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

From: <monty08@comcast.net>
Date: Tue, Sep 10, 2013 at 8:00 PM
Subject: Questions re: Use on Review Report for File # 9-B-13-UR, "Westland Cove"
To: mark donaldson <mark.donaldson@knoxmpc.org>

Dear Mr. Donaldson:

A colleague of mine recommended that I write to you with some questions about the subject report, which concerns proposed development along Emory Church Rd. and which is slated for consideration at the 12 Sep MPC meeting. I am a homeowner on an adjacent property in the West Arden subdivision, north of the proposed development, and after reading most of the report, I would like to ask a few questions:

1. The report references implementation of improvements to the intersection of Emory Church Rd and Westland Dr., but are improvements also planned for the intersection of Emory Church and Fox Rd? In my opinion, this is the more challenging and potentially dangerous point, particularly given the railroad tracks immediately adjacent to that intersection.
2. The report states "The use will not significantly injure the value of adjacent property." Could you tell me the basis for this assessment? As I mentioned, I have an adjacent home that faces south, toward the proposed apartment buildings and boat sheds.
3. Would it be possible to develop the property such that the majority of the proposed buildings are below the tree-line, at least on the north side of the development, or is there some way to preserve more of the natural beauty of the ridgeline? I recall the Hillside Protection Plan that was completed not long ago and just wondered whether any recommendations in that plan are applicable in this instance.

I thank you for your consideration. If it would be easier to discuss these points in person or via phone, I would be pleased to schedule an appointment at your convenience.

Respectfully,

Paul W. Montgomery

Fwd: Agenda Item#'s 31 and 43 (Item #'s 9-A-13-RS and 9-B-13-UR)

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Wed, Sep 11, 2013 at 8:05 AM

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

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

From: <arlenewk@comcast.net>

Date: Tue, Sep 10, 2013 at 4:23 PM

Subject: Agenda Item#'s 31 and 43 (Item #'s 9-A-13-RS and 9-B-13-UR)

To: mark.donaldson@knoxmpc.org

Mark,

We are residents of Weatherstone Subdivision and strongly recommend a "NO" vote to the Agenda #'s 31 and 43 (Item #'s 9-A-13-RS and 9-B-13-UR) which is up for consideration on September 12, 2013.

When the property was originally put up for sale we were anticipating that a new subdivision was going in or perhaps high end housing along the river. Any on of which would be fitting to our community along Fox Rd., Emory Church Road and even Canton Hollow Rd.

We travel these roads all the time and they are hardly adequate for the current traffic, so adding 328 apartments and a Marina to the mix without widening all of the feeder roads would be unthinkable.

Is this property going to be annexed into the City of Knoxville just like Fox Creek and Weatherstone since it runs along I-140.

Very truly yours,

Arlene and John Koehler



Fwd: Emory church road development

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:03 AM

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

From: **Fran Markiewicz** <ourgirltrip@gmail.com>
Date: Tue, Sep 10, 2013 at 12:12 PM
Subject: Emory church road development
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Sent from my iPad. PLEASE SAY NO to above development. Not only would traffic increase horridly, but the effects of a development would have a negative impact for area homeowners. We are senior citizens and have enough obstacles in our lives already-lol! Also many children wait daily for school buses and -no doubt-the crime rate would increase for them and their parents. Children today have enough to contend without the extra danger this development would bring. Thank you. Richard and Francene Markiewicz, 9704 Valley Woods Lane. [865-548-7829](tel:865-548-7829)



Fwd: File # 9-B-13-UR 909 Emory Church Road.

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Sep 10, 2013 at 10:46 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

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

From: **Linda Townsend** <golftownsend@hotmail.com>
Date: Tue, Sep 10, 2013 at 9:43 AM
Subject: File # 9-B-13-UR 909 Emory Church Road.
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I am writing my concerns to reference file #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal. I am concerns on increased Traffic on Emory church road and Fox road. Limited sight distance and no shoulder on these roads with inadequate roads for the traffic. fire safety for dense development service by narrow roads. and Boat stored with fuels. Neighborhood safety with crime, traffic, pedestrian and bicycle riders. apartment renters with transient non owner care of property. This area is a family area and that is why I bought on Gorge Williams road.

Linda Townsend
911 Heathgate Road,
Knoxville. TN. 37922
[865-206-4011](tel:865-206-4011)
golftownsend@hotmail.com

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
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Knoxville, TN 37902
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Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org



Fwd: File # 9-A-13-RZ , #9-B-13-UR

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Sep 10, 2013 at 10:44 AM
To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>

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

From: **Lane, Warren** <WLane@houlihans.com>
Date: Tue, Sep 10, 2013 at 6:06 AM
Subject: File # 9-A-13-RZ , #9-B-13-UR
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Sirs –

1. The proposed development on Emory Church road would be a disaster considering current road conditions.
2. Traffic would be unbearable.
3. Fire & Medical response times would be hindered.
4. Non-owners with no concern of property maintenance.
5. My property value would drop instantly.

This is a bad idea...

Warren Lane
867 Garrison Ridge Blvd
Knoxville, TN 37922

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2008
www.knoxmpc.org



Fwd: Ref:File #9-B-13-UR 909 Emory Church Rd. " Westland Cove" Proposal

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:02 AM

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

From: **Susannah Sayre** <jetjettison@yahoo.com>
Date: Tue, Sep 10, 2013 at 5:15 AM
Subject: Ref:File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: Susannah Sayre <jetjettison@yahoo.com>

Dear Metropolitan Planning Committee Staff:

I am writing to you today as a concerned citizen as well as a parent of two students at A. L. Lotts Elementary School which is located at 9320 Westland Dr., 37922 in West Knoxville. My concerns regard the File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal and the impact it will have on the safety of my children as we travel to school and to after-school activities each day along Westland Drive as well as Emory Church Road.

The Westland Cove proposal involves adding 328 apartments on Emory Church Road property that is approximately 1/4 mile from the Westland Drive/Emory Church Road intersection and approximately 1/2 mile from the Fox Road/George Williams Road intersection.

This will create serious traffic hazards for buses and parents driving students to and from the schools. Currently, Westland Drive traffic is frustrating for parents and most consider the Westland Drive/Emory Church Road intersection to be hazardous.

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 the 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.

The last official traffic count on the Emory Church Road corridor was 2830 in 2012 according to the Knox County Engineering Department. They estimate a 3210 increase in traffic due to this development which would total approximately 6000 vehicles per day travelling on Emory Church Road which is a narrow road with limited sight distance. As I understand it, there will be eight entrances and exits off Emory Church Rd. which will cause this "bumpy" road to become more perilous for travelling. Agenda Item # 23

I write this not only out of concern for my own well-being and that of my children but also for other families in the area. If this rezoning were to be confirmed, then families that move into these apartments will be at risk as well when they travel these narrow roads that were never meant to handle such a heavy flow of traffic.

I hope you will consider denying this request for rezoning Ref:File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal.

Yours Sincerely,
Susannah Sayre
1422 Mourfield Rd.
Knoxville, TN 37922

Fwd: Emory Church Road

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:01 AM

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

From: **Jeff Taylor** <gojsu@comcast.net>
Date: Mon, Sep 9, 2013 at 9:21 PM
Subject: Emory Church Road
To: mark.donaldson@knoxmpc.org

Mr. Donaldson

I am against the proposed apartment development on Emory Church Road for the following reasons.

1. The road is very narrow and can be dangerous when passing cars who aren't paying attention.
2. I am a boater and anchor out in the area in the back of slough to get away from noise and stress. We have seen all types of wildlife including a bald eagle. This is a special place to get away from it all in any size boat due to the no wake zones at the two marinas near this site.
3. Boater are polluters, as a boater, I see many people throw cans and bottles out of their boats and flip cigarette butts in the water. This will only add to the problem.
4. I will guarantee you that these boaters will try to fill their boats with gas cans to avoid paying marina gas prices. The fuel will leak and overflow from the cans into the water causing environmental damage. As I understand, they are not approved for a fueling center and this will be why folks will fuel their wave runners and boats with transported fuel.
5. Apartment dwellers and boaters tend to consume alcohol and this will mean more intoxicated drivers on that stretch of road.

Sincerely

Jeff Taylor
1571 Staffwood Road
Knox 37922

Sent from my iPhone

Michael Brusseau <mike.brusseau@knoxmpc.org> Mon, Sep 9, 2013 at 1:20 PM
To: Buz Johnson <buz.johnson@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

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

From: **welliver45** <welliverb@bellsouth.net>
Date: Mon, Sep 9, 2013 at 12:49 PM
Subject: File #9-B-13-UR
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

The zoning proposal for apartments and a marina on Emory Church Road is ill advised. The street is not sufficient to handle the increase in traffic that would result. There is only one primary access to the area from Westland which is already congested with the current traffic. Schools in the area are already suffering from overcrowding. Thank you for your consideration.

A Concerned Resident in the area,
Byron Welliver

Sent from my iPad

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

Tom Brechko <tom.brechko@knoxmpc.org> Mon, Sep 9, 2013 at 3:34 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[Quoted text hidden]

Tom Brechko <tom.brechko@knoxmpc.org> Mon, Sep 9, 2013 at 3:51 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[Quoted text hidden]

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Sep 10, 2013 at 10:40 AM
To: John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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

From: **Randy Campbell** <coal2cool@aol.com>

Date: Mon, Sep 9, 2013 at 7:11 PM

Subject: Fwd: File #9-B-13-UR

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Gentlemen,

I am writing in opposition to the proposed apartments on and along Emory Church Road. I consider myself a pro-business and pro development person and rarely speak out on issues that mean revenue for the County and community. However, this project simply does not have an adequate road structure to support the

traffic and activity that will inevitably follow. We have lived in the area for 9 years (off George Williams) and have experienced several incidents on Emory Church Road that could have been very serious based upon the very narrow roadway. Unfortunately, this is also the case off of Canton Hollow and without question, will increase

that traffic with cars heading toward the Farragut area.

I suspect the demographics of the Apartment development will most likely be younger, upwardly mobile clientele. The combination of Young drivers and narrow roads give me great angst.

If these roads were widened, with shoulders, I might view this project differently. If not, this would (in my opinion) be a very dangerous and poor choice by the MPC. Thank you for consideration of the matter.

Randy Campbell
[865 560 2761](tel:8655602761)

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org>

Tue, Sep 10, 2013 at 10:41 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, John Huber <john@southernsignature.net>

MPC November 14, 2013

Agenda Item # 23

RE: Items 31 & 43

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

From: **Julia Christenson** <juliachristenson200@gmail.com>

Date: Mon, Sep 9, 2013 at 8:17 PM

Subject: File #9-B-13-UR

To: michael.brusseau@knoxmpc.org

Dear Mr. Brusseau,

Please vote "No" for the Emory Church Road/"Westland Cove" Proposal.

The volume, density, and size of this proposal is vastly inappropriate in regards to road safety, fire safety, and neighborhood safety, as well as for school overcrowding.

Sincerely,

Julia Christenson

Tan Rara Subdivision

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

Mark Donaldson <mark.donaldson@knoxmpc.org>

Wed, Sep 11, 2013 at 7:59 AM

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

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

From: **welliver45** <welliverb@bellsouth.net>

Date: Mon, Sep 9, 2013 at 12:49 PM

Subject: File #9-B-13-UR

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

The zoning proposal for apartments and a marina on Emory Church Road is ill advised. The street is not sufficient to handle the increase in traffic that would result. There is only one primary access to the area from Westland which is already congested with the current traffic. Schools in the area are already suffering from overcrowding. Thank you for your consideration.

A Concerned Resident in the area,
Byron Welliver

Sent from my iPad

Mark Donaldson <mark.donaldson@knoxmpc.org>

Wed, Sep 11, 2013 at 8:01 AM

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

----- Forwarded message -----
MPC November 14, 2013

From: **Randy Campbell** <coal2cool@aol.com>

Agenda Item # 23



Agenda Item 38 Northshore Town Center

1 message

lknow99@aol.com <lknow99@aol.com>

Tue, Sep 10, 2013 at 9:37 PM

To: bettyjo.mahan@knoxmpc.org

Cc: fslagle@toolcrib.com

Please oppose the proposed rezoning of the Northshore Town Center area as the traffic in this area is already extremely heavy on a road that is too narrow, too constrained and too busy. There is a danger to children walking to and from Northshore Elementary where there are no sidewalks as well as an overall danger to motorists due to an increase in traffic in the vicinity of the school and the center.

Thank you for your consideration.

Lindsey Knowling
1909 White Arum Ln



(no subject)

1 message

snidersb <snidersb@bellsouth.net>

Tue, Sep 10, 2013 at 8:40 PM

Reply-To: snidersb <snidersb@bellsouth.net>

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

To whom it may concern,

I strongly object to the proposed apartments on Emory Church Rd, item 43. Emory Church is terrible to get out of during regular traffic times.

It is very congested in the mornings before school. The apartments will drastically change the area, not in a good way!!!! Please consider this request and do not let this happen!!!!

Thank you,
Susan Snider



Item 43. Emory Church rd..

1 message

Bill Hines <billwhines@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Sep 10, 2013 at 7:48 PM

As president Lovell Hills Homeowners Association, I strongly oppose this addition of apartments and a marina. The two lane road has a railroad track on one side and a lake on the other so it can't be widened to accommodate the increased traffic. The road is hazardous even now. Please nip this in the bud. Thanks, Bill Hines. President, Lovell Hills Homeowners Association.

Agenda Items 9-A-13-RZ and 9-B-13-UR - Items 31 and 43

1 message

Bobby Maze <rob.mays.jr@gmail.com>

Wed, Sep 11, 2013 at 9:49 AM

To: mark.donaldson@knoxmpc.org, bettyjo.mahan@knoxmpc.org, buz.johnson@knoxmpc.org, mike.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org, dan.kelly@knoxmpc.org

TO: Members of the Knox MPC

I am writing to urge you to vote NO to the agenda items 31 and 43. These pertain to the planned development of the property on Emory Church Road, which is to contain over 300 apartments. First of all, there are many reasons that have already been mentioned that would make this a poor decision, including increased traffic, additional entrances on Emory Church Road, decreased traffic and fire safety, impact on schools, and several others.

But, I'd also like to mention a few items that I haven't seen mentioned before and put it in my own words.

The roads in this area already feel unsafe at times. What about the 5pm traffic backed up on exit 3 all the way to Pellissippi? Adding so much new traffic is bound to make this problem worse. This could cause a hazard on the interstate. If you increase the amount of traffic on these roads by such a large amount, then I can see many more traffic accidents and many more cars backed up on many more roads. There are only two ways to go out from the apartment complex. You can go left and turn onto Westland, with only a stop sign to suggest when people should turn (which already causes drivers to feel pressure to make a bad decision once many cars are backed up behind them), or you can go right and eventually turn onto Fox road (where you also have to cross train tracks on the way to either of two outlets). Even if you put a red light at Emory Church and Westland, it doesn't change the fact that all the adjoining roads are two lane roads and that people can still pull out at unadvised times going right onto Westland (which they will because of the aforementioned pressure felt from long lines of cars backed up behind them, which are only bound to get longer and longer). In addition, both outlets to Fox Road are narrow two-lane roads (that eventually turn into Kingston Pike), with many side roads where people are likely to pull out in front of you as you drive along. Already this has an unsafe feel at times. Once you back up traffic with all the new cars, add in the stops at the railroad tracks and people rushing to get onto either Kingston Pike or Westland going to and from work, well, then you have a situation that will be very stressful for all members of the community to deal with, aside from the highly likely increase in fatalities. Do you want to see Pellissippi backed up and Westland backed up and Emory Church backed up and Fox Road backed up and Kingston Pike backed up? These roads will be bursting at the seams should this development be approved. Similarly, the sheer number of bad consequences of this planned development are bursting at the seams too.

This development would make it a much more difficult and dangerous prospect for me and my wife to get to and from work. And, in the future, it may cause our children to have to attend overcrowded schools with overtaxed resources. But, this is not just about my personal wants and desires. I understand that. However, I challenge you to find even one person who lives in the communities of Westland, Tan Rara or the surrounding communities, who wants this to happen or who believes it will be good for the community. If anyone in the community knows about it (not much time has been given for people to find out about it), then they are very unhappy at the prospect, I assure you. If this is not good for the community and will not make anyone in the community happy, then what is the point of this? Isn't serving the citizens part of the job of elected officials? Isn't this something that should at least play a role in your consideration?

Turning a happy place to live into a place with more cars than its roads can handle, more kids than its schools can handle, more buildings than its land can handle, more pollution and traffic than its lakes and wildlife can handle, and more stress than its residents can handle, indicates poor decision making. I urge you to make a good and reasonable decision and vote NO on these proposals.

Thank you for your time and consideration,

Robert Mays
Tan Rara Subdivision (off Fox Road)

Item No 43 Please Oppose

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Sep 10, 2013 at 5:31 PM

The building of 328 apartments in that road is insane. This use of the property is not in character with the rest of the area and not needed. Currently there are more than sufficient apartments in the West area either existing or already under construction. Please Oppose.

“The urge to save humanity is almost always a false front for the urge to rule.” H. L. Mencken

"Socialism is a philosophy of failure, the creed of ignorance, and the gospel of envy, its inherent vitruere is the equal sharing of misery." - Winston Chruchill



Fwd: No commercial marina astride Emory Chapel Road. MPC agenda #31 & 43

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 10:19 AM
To: John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

RE: Items 31 & 43

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

From: **MaryMerle** <MaryMerle@aol.com>
Date: Wed, Sep 11, 2013 at 10:07 AM
Subject: No commercial marina astride Emory Chapel Road. MPC agenda #31 & 43
To: michael.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org

To; Commissioners of Knoxville-Knox County Metropolitan Planning Commission

Re: Westland Cove Apartments & Marina. MPC agenda items #31 & 43

Subject: **No commercial marina astride Emory Chapel Road**

There are many reasons why the Westland Cove apartment/marina proposal is incompatible with responsible land development in west Knox County. Perhaps the most egregious is the idea of placing a commercial marina astride Emory Church Road at a turn of nearly 90 degrees. Such an operation would severely exacerbate an already bad traffic situation, a bad situation that would also be further worsened by the proposed adjacent apartment complex.

What consideration has been given to the cross road traffic (i.e. boat trailers, trucks, cars, boat haulers, pedestrians, service vehicles, etc.) generated during day to day operations of a commercial marina with 75 boat slips, 6 launch ramps & hundreds of boat storage spots that would also provide convenience store service to the 328 apartments? This additional safety hazard is additive to that associated with the projected increase of 2928 vehicle trips attributed to the apartment complex.

In the interest of safe, sane, and responsible development consistent with southwest Knox County values and character, please reject this Westland Cove proposal in its entirety.

Sincerely,

DH (Andy) & Merle Andrew,

Knox County Neighbors

712 Summit Lake Court,
MPC November 14, 2013

37922

Re: File # 9-B-13-UR
909 Emory Church Rd Apt/Westland Core Project
9/9/2013

Please count us among the folks who are very much against this project. The impact of the traffic in the area will be devastating. We would need a second traffic light in order to get out of Ten Raca. (Fox Rd + George Williams) The schools are at capacity (Lotts + West Valley Middle). There will be a lot more kiddies needing the schools. The blasting will be a danger to other properties close by.

Please hear our pleas.

Charles + Madeline Hayes
10233 El Pinar Dr. (Ten Raca Oesteg)
Knoxville 37922

865-966-7249



Fwd: File # 9-B-13-UR

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 10:00 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **reneebarletta tds.net** <reneebarletta@tds.net>
Date: Wed, Sep 11, 2013 at 9:08 AM
Subject: File # 9-B-13-UR
To: tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org, michael.brusseau@knoxmpc.org

Unfortunately I will not be able to attend the meeting scheduled for 9/12 in reference to the Emory Church proposed development.

I live in the West Arden sub-division on George Williams Road. The reason why my family and many others moved into this neighborhood was due to the view which will now be obstructed by apartment buildings, storage sheds and a marina.

The other reason for moving into the west Knoxville area is safety and the low crime rate. By building these apartments the crime rate in our area will go up and so will the traffic.

We vote NO to the apartments, storage sheds and the marina. Imagine how you would feel if they were building this near your home.

Thank you,

Renee' Barletta
Office Manager / Licensed Private Investigator

Kendall Investigations LLC / Kendall Security
11167 Kingston Pike, Suite 3
Knoxville, TN 37934
Phone: 865.966.1494
Fax: 865.671.1494
reneebarletta@tds.net
www.kendallinvestigations.com



Emory Church Road Apartments

1 message

Bruce Fraser <bfraser@exitech.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Sep 11, 2013 at 11:02 AM

Dear Ms. Mahan,

Please put me down as a 'NO' for 328 apartments on Emory Church Road off of Westland.

I believe in mixed use planning and offering housing to all people, however that many apartments will overwhelm the infrastructure. Can it be made less?

Sincerely,

Bruce Fraser, Tan Rara subdivision



Fwd: Westland Cove Proposal / File#9-B-13-UR -- please vote NO

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 8:32 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Mary Kay Greiner** <mkgreiner@bellsouth.net>

Date: Tue, Sep 10, 2013 at 6:05 PM

Subject: Westland Cove Proposal / File#9-B-13-UR -- please vote NO

To: michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Westland Cove Proposal / File#9-B-13-UR -- please vote NO

Please VOTE NO to this proposal.

The roads are not adequate

The roads are already unsafe

It will increase the load on already over-crowded schools

It will decrease existing property values

It will decrease the visual aesthetics for current homeowners

The planned buildings are not in keeping with the quality of surrounding neighborhoods

It will create a transient, non-owner population in these mostly owned home, single-family dwelling communities.

Have you driven from Fox Rd to Emory Church Rd recently?

The roads in this area are not adequate to support a 328 apartment development. These are two lane roads with little or no shoulders. The traffic is already very heavy and frequently unsafe on these roads. Adding this development on Emory Church Rd would be a DISASTER for the residents in this area.

Any traffic study for this development should have included the Fox Rd. This is a major "cut through" route for Farragut and West Knox residents and workers in this area. The current traffic study only includes the area from Westland to the train crossing at Fox Rd.

The single-resident homes in this area will lose value if this development is approved. The purchase price of these homes includes the cost of the view of the lake and surrounding hills. A 328 unit apartment complex, boat docks, and boat storage facility will greatly diminish the quality of the visual aesthetics in this area.

Here is just a cursory list of existing daily road users within a 2 mile radius of the intersection of Fox Rd and Emory Church Rd. This list obviously does not include the increased traffic of non-residents using these roads as a cut-through.

Employees that work in the area of Kingston Pike and Fox Rd

Fox Landing – 35+ homes

Tan Rara Oeste – 150+ homes

Hidden Glen – 70+ homes

West Arden – 70+ homes

Brooke Valley – 115+ homes

Fox Vue – 45+ homes

Westland Crossing – 20+ homes

Fox Cove – 70+ homes

Pipkin Rd – several apartment complexes

Annoor Academy – a private pre-K through middle school with 70+ parking slips and room for expansion.

Please do the right thing for this community and VOTE NO to this proposal.

Thank you,

Mary Kay Greiner

West Arden Resident

--
Michael A. Brusseau, AICP, Senior Planner



Please reject "Westland Cove" File #9-B-13-UR

1 message

David Healy <healydave@me.com>

Wed, Sep 11, 2013 at 11:31 AM

To: bettyjo.mahan@knoxmpc.org

Hello,

My name is David Healy, and I am a property owner in the residential area that will be affected by the "Westland Cove" project. I believe the insertion of a commercial marina into a zoned residential space would be a major detriment to our community. Not only is Emory Church heavily travelled, but the area under consideration is in a curve of the road where visibility issues could arise with the tremendous amount of traffic that has potential to be added, (ie. boats and trailers making multiple crossings). Also, the cove in consideration has two existing marinas already: Fox Road Marina & Concord Marina, the latter of which is one of the larger if not the largest in the Knoxville area. The amount of boat traffic that yet another marina would add would make an already busy area more congested, if not dangerous. Please vote "NO" on anything being done with this site other than residential construction. Help us keep our community a family friendly and thriving piece of Knoxville.

Sincerely,
David Healy



Fwd: Item 31and 43 on your agenda for sept 12th

Sarah Powell <sarah.powell@knoxmpc.org>

Wed, Sep 11, 2013 at 11:43 AM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brusseau, Mike" <mike.brusseau@knoxmpc.org>, "Brechko, Tom" <tom.brechko@knoxmpc.org>

Betty Jo, for the Thursday package.

Mike and Tom, copying you on this one because I think he is expecting a response about speaking at the meeting. Can one of you email him? I'm not certain what to tell him if a postponement is expected.

Thanks,
SP

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

From: foxstables.ts@gmail.com <foxstables.ts@gmail.com>

Date: Wed, Sep 11, 2013 at 12:08 AM

Subject: Item 31and 43 on your agenda for sept 12th

To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Commissioners,

I sat in on your planning meeting today
Your chairman gave a five min lecture to everyone present on how pellicippi pkwy is our new Main Street. ORNL to Clayton homes. That bridge embankment over sinking creek for that parkway came from the dirt from fox farm "my families land" So did Tanrara and Fox Landing subdivisions. The land that huber/clear water partners wants to say they are donating/keeping/sharing with parks and recreation as greenspace is land locked. The other side of my families farm adjoins concord park and their land. I have walked it with your own parks and recreation director. My parents are in their 80s. They never would have helped build the pellicippi pkwy if they knew you were changing the rules and sending high density into an established low density community. And your MPC traffic level 2 survey is inadequate for fox rd and Emory church rd. I personally have saved lives, pulled multiple vehicles with our tractor out of our yard and the cove. And I personally witnessed 30 first responders shut down fox rd and Emory church rd because a car went airborne at the railroad crossing. I likewise totaled my tahoe driving down Emory church rd right before the planned entrances for these apartments. I just had a flat tire and lost control. I did 3 360s. Praise Jesus no one was oncoming. That was actually the last time Emory church rd was patched. Emory church rd and fox rd are the worst patch work quilts of asphalt in this county. I do not trust lawyers, developers, and many politicians. I request the opportunity to speak before you on behalf of my family that owns both sides of Fox Road from Norfolk southern at Emory church to the entrance of Tanrara and Fox Landing subdivisions. I know the developer is requesting a 30 day continuance that you will grant.

First impressions are everything. The lawyer for huber clearwater llc actually walked up to Westland HOA council and asked if he bought a boat for him would they be happy. I am disgusted.

I want my 5 minuets at that microphone regardless of your approval of the 30 day postponement. I am helping organize the opposition to item 31 and 43 on your agenda. Thanks for your support, any advice, guidance or prayers you may send our way.

P.S. They only let one neighbor in our community know. Thank God he let the rest of us know.

Travis Shields USNR
[\(865\) 292-1516](tel:8652921516)
721 and 720 Fox Road
Knoxville TN. 37922
foxstables.ts@gmail.com



Emory Church Rd Re-zone

1 message

vduncan06@charter.net <vduncan06@charter.net>

Wed, Sep 11, 2013 at 12:00 PM

To: bettyjo.mahan@knoxmpc.org

I am AGAINST the Emory Church re-zoning and additional development on the 30 acres of land. The proposal will only add more traffic in this congested area. Because of the railroad tracks the road is so narrow and enlarging the road would not be cost effective or feasible from Fox to Canton Hollow.

Vote no for this re-zone.

Respectively,

Valerie Duncan
10208 El Pinar
37922
Tan Rara Oste Resident



Fwd: Westland Cove proposal-Vote NO

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 12:19 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Alex Goldberg** <agoldberg138@gmail.com>
Date: Wed, Sep 11, 2013 at 11:27 AM
Subject: Westland Cove proposal-Vote NO
To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

I am writing to express my concerns about the proposed development known as "Westland Cove," File #9-B-13-UR. Emory Church Road is very narrow with limited sight distances. The traffic studies have suggested that the traffic on that road would more than double. Such an increase would no doubt make the road more dangerous. I am also about school overcrowding as we just rezoned to balance enrollment and an influx of more than 300 families would destroy all the hard work the school board just completed.

Please vote No.
Thank You,

--
Thinking implies uncertainty. I'm a "know tank."

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: 9-A-13-RZ and 9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 12:34 PM
To: Tom Brechko <tom.brechko@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: **Gwen Mazur** <gwenemazur@gmail.com>
Date: Wed, Sep 11, 2013 at 11:52 AM
Subject: 9-A-13-RZ and 9-B-13-UR
To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>
Cc: Craig Mazur <cmazur01@gmail.com>

I live in the area near the proposed almost 400 unit apartment complex and am opposed to it's approval. My concerns are primarily the traffic coming from Emory Church Road onto Westland, which is busy every morning and afternoon. I feel this will already compound the backed up traffic coming off Pellissippi and trying to get on Westland. Neither of those intersections currently have traffic signals. If you have ever been stuck on either of those roads in the morning or afternoon, you would question where at least 400 more automobiles will fit. Both of those intersections are already dangerous and I feel the addition of more traffic would make it worse.
Thank you for your time.

Gwen Edmonds Mazur

Sent from my iPhone

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

Fwd: Regarding File # 9-B-13-UR, Emory Church Rd, "West Cove" proposal

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

Wed, Sep 11, 2013 at 1:25 PM

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

From: **Matt Harper** <mattharper33@hotmail.com>
Date: Tue, Sep 10, 2013 at 9:40 PM
Subject: Regarding File # 9-B-13-UR, Emory Church Rd, "West Cove" proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

I am voting **NO** to the current proposal for the apartment complex, boat storage, and boat marina on this small back road. This is a heavily traveled connection to Westland drive and the proposed sight with 8 entrances on a blind curve is unacceptable. My neighborhood (Fox Landing) is just around the corner from this location. It is already hard enough to get out in the morning for work when school is in session as many family travel to West Valley Middle this way. I have no problem with a neighborhood of single family homes but this proposal is the worst possible option for this sight.

Please do not approve this!

Matt Harper
865-300-8011

Fwd: Fw: File # 9-B-13-UR "Westland Cove" Proposal

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 8:05 AM

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

From: **Teresa Lamarche** <mtlamarche@yahoo.com>

Date: Tue, Sep 10, 2013 at 4:32 PM

Subject: File #9-B-13-UR "Westland Cove" Proposal

To: "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Ms. Pierce,

I am a homeowner in Hampton Hall and I would encourage you to vote NO on the Emory Church Road Development. Here are the reasons why I am against this proposal:

1. Westland Drive is already overcrowded especially during peak hours of rush hour and school hours. If you drive at this time of day it is VERY HARD to make a left crossing oncoming traffic now. If this proposal is approved Westland Drive, Canton Hollow Drive, Emory Church Road and Fox Drive will not be able to support the additional traffic.
2. The roads will be VERY difficult for Fire, Emergency and Police to get travel in emergency situations because the roads are too narrow to support additional traffic. This poses a safety threat for homeowners.
3. If another boat marina is added, there will be a greater potential for accidents because clear vision/site on the roads is for a very short distance and it won't be conducive to additional cars or trucks with trailers and boats. There is also a fire danger if fuel is stored with boats.
4. Schools are already dealing with overcrowding and if this proposal is passed it will only make school overcrowding worse.

Please keep our neighborhood safe by VOTING NO on File #9-B-13-UR Westland Cove Proposal.

Teresa Lamarche
1073 Garrison Ridge Blvd.
Knoxville, TN 37922



Fwd: File #9-B-13-UR 909 Emory Church VOTE NO

1 message

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

Wed, Sep 11, 2013 at 1:31 PM

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

From: **Cwboymthfn** <Cwboymthfn@aol.com>
Date: Tue, Sep 10, 2013 at 12:47 PM
Subject: File #9-B-13-UR 909 Emory Church VOTE NO
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

File #9-B-13-UR 909 Emory Church

VOTE NO

Sent from my iPhone



Fwd: Emory church road development

1 message

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

Wed, Sep 11, 2013 at 1:32 PM

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

From: **Fran Markiewicz** <ourgirltrip@gmail.com>
Date: Tue, Sep 10, 2013 at 11:57 AM
Subject: Emory church road development
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Sent from my iPad. Please do not ok above development. Traffic horrible already! I know this is a difficult decision to make, but I fear crime will go up for surrounding homeowners, and we senior citizens already have obstacles in our lives not to mention the many, many children in our area who wait for school buses each day-we do not need. Such a drastically huge development. PLEASE say NO. Thank you. Richard and Francene Markiewicz, 9704 Valley Woods Lane. [865-548-7829](tel:865-548-7829)

Signatures

Name	Location	Date
Susannah Sayre	Knoxville, TN	2013-09-10
Janet Morgan	Knoxville, TN, United States	2013-09-10
Shannon Phillips	Knoxville, TN, United States	2013-09-10
Darcie Cotten	Knoxville, TN, United States	2013-09-10
Rachel Myers	Knoxville, TN, United States	2013-09-10
amanda mullinax	knoxville, TN, United States	2013-09-10
Nicole Siegel	Knoxville, TN, United States	2013-09-10
Kelly Bauman	Knoxville, TN, United States	2013-09-10
Sheela Hira	Knoxville, TN, United States	2013-09-10
Dan Cotten	Knoxville, TN, United States	2013-09-10
Kelly McPherson	Knoxville, TN, United States	2013-09-10
Stacey Serafin	Knoxville, TN, United States	2013-09-10
Jessi Ringer	Knoxville, TN, United States	2013-09-10
Emily McCutcheon	Knoxville, TN, United States	2013-09-10
christie nicodemus	knoxville, TN, United States	2013-09-10
Alfred Ketterl	Knoxville, TN, United States	2013-09-10
Andrea Uselton	Knoxville, TN, United States	2013-09-10
Kim Armour	Knoxville, TN, United States	2013-09-10
Tracey Ford	Knoxville, TN, United States	2013-09-10
Carolyn Keziah	Knoxville, TN, United States	2013-09-10
Pat Imerman	Lexington, KY, United States	2013-09-10
Martha Sharp	Knoxville, TN, United States	2013-09-10
Beth Boggs	Knoxville, TN, United States	2013-09-10
Brandi Major	Knoxville, TN, United States	2013-09-10
Kathy Patty	Knoxville, TN, United States	2013-09-10
John Ringer	Knoxville, TN, United States	2013-09-10
Marci Fraenkel	Knoxville, TN, United States	2013-09-10
Michael and Judith Knopp	Knoxville, TN, United States	2013-09-10
Jacob Gaston	Knoxville, TN, United States	2013-09-10
Jennifer Connelly	Knoxville, TN, United States	2013-09-10

Name	Location	Date
Lori Trikonos	Knoxville, TN, United States	2013-09-10
Amy Sheets	Knoxville, TN, United States	2013-09-10
Jennifer Jacoby	Knoxville, TN, United States	2013-09-10
Lesa Day	Knoxville, TN, United States	2013-09-10
Tenae Shipley	Knoxville, TN, United States	2013-09-10
L Dice	Knoxville, TN, United States	2013-09-10
Maria Hartsell	Knoxville, TN, United States	2013-09-10
Rachel Powell	Knoxville, TN, United States	2013-09-10
Tina Gibson	Knoxville, TN, United States	2013-09-10
Kara Stooksbury	Knoxville, TN, United States	2013-09-10
jody campbell	knoxville, TN, United States	2013-09-10
Brooke Govert	Knoxville, TN, United States	2013-09-10
Andrea McDowell	Knoxville, TN, United States	2013-09-10
Amy Feather	Knoxville, TN, United States	2013-09-10
Russ Ford	Knoxville, TN, United States	2013-09-10
William Harris	Knoxville, TN, United States	2013-09-10
Mike Davis	Knoxville, TN, United States	2013-09-10
Cynthia D'Andrea	Knoxville, TN, United States	2013-09-10
Pam Waddell	Knoxville, TN, United States	2013-09-10
Donna Kennedy	Knoxville, TN, United States	2013-09-10
Kathy Cooksey	Knoxville, TN, United States	2013-09-10
John Kennedy	Knoxville, TN, United States	2013-09-10
Carrie McSpadden	Knoxville, TN, United States	2013-09-10
John Standifer	Knoxville, TN, United States	2013-09-10
Beth Palmer	Knoxville, TN, United States	2013-09-10
Maria Slager	Knoxville, TN, United States	2013-09-10
donna green	Knoxville, TN, United States	2013-09-10
Elizabeth Erickson	Knoxville, TN, United States	2013-09-10
J Turner	Knoxville, TN, United States	2013-09-10
Lynn Benko	Knoxville, TN, United States	2013-09-10
Juliette Stamper	Knoxville, TN, United States	2013-09-10
Laura Klenck	Knoxville, TN, United States	2013-09-10

Name	Location	Date
Megan Potts	Knoxville, TN, United States	2013-09-10
Paula Coleman	Knoxville, TN, United States	2013-09-10
Bethany Greenoe	Knoxville, TN, United States	2013-09-10
Gina Jefferies	Knoxville, TN, United States	2013-09-10
Amy Broady	Knoxville, TN, United States	2013-09-10
Brent Butcher	Knoxville, TN, United States	2013-09-10
Jennifer Orler	Knoxville, TN, United States	2013-09-10
Dana Jenkins	Knoxville, TN, United States	2013-09-10
Andrea Wilson	Knoxville, TN, United States	2013-09-10
Dana McKenry	Knoxville, TN, United States	2013-09-10
Kelly Forrest	Knoxville, TN, United States	2013-09-10
Erin Harris	Knoxville, TN, United States	2013-09-10
Lina Desai	Knoxville, TN, United States	2013-09-10
Ashley Cross	Knoxville, TN, United States	2013-09-10
Whitney Stegall	Knoxville, TN, United States	2013-09-10
Robin Arnurius	Knoxville, TN, United States	2013-09-10
Margaret Mitchell	Knoxville, TN, United States	2013-09-10
Jalpa Patel	Knoxville, TN, United States	2013-09-10
Tonya Fitzgerald	Knoxville, TN, United States	2013-09-10
Meredith Lind	Knoxville, TN, United States	2013-09-10
Tiffany Thomas	Knoxville, TN, United States	2013-09-10
Charlie Adkins	knoxville, TN, United States	2013-09-10
Tonia Brownlee	Knoxville, TN, United States	2013-09-10
Deborah Britt	Knoxville, TN, United States	2013-09-10
Jodi Savage	Knoxville, TN, United States	2013-09-10
Joan Haney	Knoxville, TN, United States	2013-09-10
Kirk Sayre	Knoxville, TN, United States	2013-09-10
Kelly Burgess	Knoxville, TN, United States	2013-09-10
Jackie Victorson	Knoxville, TN, United States	2013-09-10
laura templin	Knoxville, TN, United States	2013-09-10
Adam Jackson	Knoxville, TN, United States	2013-09-10
Cheryl Hadian	Knoxville, TN, United States	2013-09-10

Name	Location	Date
Sara Allen	Knoxville, TN, United States	2013-09-10
Dave Feather	Knoxville, TN, United States	2013-09-10
Steve Forrest	Knoxville, TN, United States	2013-09-10
Kathryn phillips	Knoxville, TN, United States	2013-09-10
Whitney Biggs	Knoxville, TN, United States	2013-09-10
Bobby Palmer Jr	Knoxville, TN, United States	2013-09-10
Brad Norling	Knoxville, TN, United States	2013-09-10
Robert Knowling	Knoxville, TN, United States	2013-09-10
Gina Eshleman	Knoxville, TN, United States	2013-09-10
Ginger Smith	Knoxville, TN, United States	2013-09-10
Jason Bales	knoxville, TN, United States	2013-09-10
Robyn Cooper	Knoxville, TN, United States	2013-09-10
Alan Brown	Knoxville, TN, United States	2013-09-10
dena mccarthy	knoxville, TN, United States	2013-09-10
George Sanford	Knoxville, TN, United States	2013-09-10
Martha Mitchum	Knoxville, TN, United States	2013-09-10
Kimberly Mink	Knoxville, TN, United States	2013-09-10
Randy Campbell	Knoxville, TN, United States	2013-09-10
Rebecca Strickland	Knoxville, TN, United States	2013-09-10
Bobbie Talo	Knoxville, TN, United States	2013-09-10
Denise Key	Knoxville, TN, United States	2013-09-10
Jarett Morgan	Knoxville, TN, United States	2013-09-10
courtney marzahl	Knoxville, TN, United States	2013-09-10
Lynn Cooper	Knoxville, TN, United States	2013-09-10
Angela Gamble	Knoxville, TN, United States	2013-09-10
Amber Wieniewitz	Knoxville, TN, United States	2013-09-10
Macy Wade	Knoxville, TN, United States	2013-09-10
Traci Duke	Knoxville, TN, United States	2013-09-10
Lynn Roddy	Knoxville, TN, United States	2013-09-10
John Cressman	Concord, TN, United States	2013-09-10
Allan McKenna	Knoxville, TN, United States	2013-09-10
Heather Butcher	Knoxville, TN, United States	2013-09-10

Name	Location	Date
Kirk Brownlee	Knoxville, TN, United States	2013-09-10
Jason Belew	Knoxville, TN, United States	2013-09-10
Mindy Blankenship	Knoxville, TN, United States	2013-09-10
Jennifer Kinley-Lawrence	Knoxville, TN, United States	2013-09-10
Brittany Richman	Knoxville, TN, United States	2013-09-10
Bobbie McDaniel	Knoxville, TN, United States	2013-09-10
Adam Wade	Knoxville, TN, United States	2013-09-10
Kristen Lewis	Knoxville, TN, United States	2013-09-10
Matt Powell	Knoxville, TN, United States	2013-09-10
Harold Edwards	Knoxville, TN, United States	2013-09-10
Ronnie Hartsell	Knoxville, TN, United States	2013-09-10
Hiske Jones	Knoxville, TN, United States	2013-09-10
Kimberly Belew	Knoxville, TN, United States	2013-09-10
Renee Powell	Knoxville, TN, United States	2013-09-10
Amy Lyttle	Knoxville, TN, United States	2013-09-11
Angela Murray	Knoxville, TN, United States	2013-09-11
Rachel Hodges	Knoxville, TN, United States	2013-09-11
Gayle Friedle	Knoxville, TN, United States	2013-09-11
Mary Beth Boyd	Knoxville, TN, United States	2013-09-11
Amanda Cade	Knoxville, TN, United States	2013-09-11
Ben Cade	Knoxville, TN, United States	2013-09-11
Robert Mullinax	Knoxville, TN, United States	2013-09-11
Claudine Chase	Knoxville, TN, United States	2013-09-11
Joanna Wilkins	Knoxville, TN, United States	2013-09-11
April Nicholson	Knoxville, TN, United States	2013-09-11
Tara Gilbreath	Knoxville, TN, United States	2013-09-11
John Veeninga	Knoxville, TN, United States	2013-09-11
Susan Kizer	Knoxville, TN, United States	2013-09-11
William Malkes	Knoxville, TN, United States	2013-09-11
Ashley Jones	Knoxville, TN, United States	2013-09-11
Berkley Buchanan	Knoxville, TN, United States	2013-09-11
Mark Veness	Knoxville, TN, United States	2013-09-11

Name	Location	Date
Renee Hauge	Knoxville, TN, United States	2013-09-11
Elizabeth MacTavish	Knoxville, TN, United States	2013-09-11
Nathan Hodges	Knoxville, TN, United States	2013-09-11
April Ella	Knoxville, TN, United States	2013-09-11
Mandy Johnston	Knoxville, TN, United States	2013-09-11
Matthew Knowlton	Knoxville, TN, United States	2013-09-11
Xan Alexander	Knoxville, TN, United States	2013-09-11
Jason Phillips	Knoxville, TN, United States	2013-09-11
Tom Johnston	Knoxville, TN, United States	2013-09-11
Mark Nicholson	Knoxville, TN, United States	2013-09-11
Gary Laplaunt	Knoxville, TN, United States	2013-09-11
Elena Brooks	Knoxville, TN, United States	2013-09-11
Tandalyn Burton	Knoxville, TN, United States	2013-09-11
Steve Barber	Knoxville, TN, United States	2013-09-11
Kathy Harrison	Knoxville, TN, United States	2013-09-11
Stephanie Jones	Knoxville, TN, United States	2013-09-11
Christine West	Knoxville, TN, United States	2013-09-11
Scott Echternacht	Knoxville, TN, United States	2013-09-11
Stacy Straus	knoxville, TN, United States	2013-09-11
r. green	Knoxville, TN, United States	2013-09-11
Donna Mallicote	Knoxville, TN, United States	2013-09-11
Monica Hurst	Knoxville, TN, United States	2013-09-11
Robert Parrott	Knoxville, TN, United States	2013-09-11
Kelie Hammond	Knoxville, TN, United States	2013-09-11
Tassi Williams	Knoxville, TN, United States	2013-09-11
jessica freeman	Knoxville, TN, United States	2013-09-11
Amanda Edwards	Knoxville, TN, United States	2013-09-11
Leslie Boggs	Knoxville, TN, United States	2013-09-11
Joseph Fry	Knoxville, TN, United States	2013-09-11
Justin Phillips	Knoxville, TN, United States	2013-09-11
Brianna Ottinger	Knoxville, TN, United States	2013-09-11
Bonnie Kolnick	Knoxville, TN, United States	2013-09-11

Name	Location	Date
Bonnie Johnson	Knoxville, TN, United States	2013-09-11
Laurence Secrest	Knoxville, TN, United States	2013-09-11
patrick dickson	Knoxville, TN, United States	2013-09-11
Summer Britton	Knoxville, TN, United States	2013-09-11
Harvey Lane	Knoxville, TN, United States	2013-09-11
Jennifer Dzermejko	Lenoir city, TN, United States	2013-09-11
David Fencik	Knoxville, TN, United States	2013-09-11
Cathy Chambers	Knoxville, TN, United States	2013-09-11
Christie Fencik	Knoxville, TN, United States	2013-09-11
Amanda Dagnan	Knoxville, TN, United States	2013-09-11
Traci Lenz	Knoxville, TN, United States	2013-09-11
Stephanie dotson	knoxville, TN, United States	2013-09-11
Jan Benson	Knoxville, TN, United States	2013-09-11
Papa Diaw	knoxville, TN, United States	2013-09-11
Kimberly Malmquist	Knoxville, TN, United States	2013-09-11
Mike Evans	Knoxville, TN, United States	2013-09-11
Kathy Seagrist	Knoxville, TN, United States	2013-09-11
Matthew McGowan	Knoxville, TN, United States	2013-09-11
Ben Alexander	Knoxville, TN, United States	2013-09-11
Kristen Sanders	Knoxville, TN, United States	2013-09-11
James Blake	Knoxville, TN, United States	2013-09-11
Matthew Scoggins	Knoxville, TN, United States	2013-09-11
Shasta Hubbs	Knoxville, TN, United States	2013-09-11
Chris Keziah	Knoxville, TN, United States	2013-09-11
Marsha Bauldry	Knoxville, TN, United States	2013-09-11
Angela Cross	Knoxville , TN, United States	2013-09-11
Whitney McGowan	Knoxville, TN, United States	2013-09-11
Sean Curley	Knoxville, TN, United States	2013-09-11
Beverly Pierce	Knoxville, TN, United States	2013-09-11
Pamela Davis	Knoxville, TN, United States	2013-09-11
Gregory Erickson	Knoxville, TN, United States	2013-09-11
Lynn Purcell	Knoxville, TN, United States	2013-09-11

Name	Location	Date
Lhyza Lawrence	Knoxville, TN, United States	2013-09-11
Mike Fizzano	Knoxville, TN, United States	2013-09-11
Lydia Greiner	Knoxville, TN, United States	2013-09-11
Thor Victorson	Knoxville, TN, United States	2013-09-11
David Bowling	Knoxville, TN, United States	2013-09-11
Holly Fuller-Young	Knoxville, TN, United States	2013-09-11
Krystal Howard	Knoxville, TN, United States	2013-09-11
Barbara Seagrist	Knoxville, TN, United States	2013-09-11
Kay Cauthen	Knoxville, TN, United States	2013-09-11
Mary Jo Shires	Knoxville, TN, United States	2013-09-11
Kim Walters	Knoxville, TN, United States	2013-09-11
Steve McKinney	Knoxville, TN, United States	2013-09-11
Darryl kizer	Knoxville, TN, United States	2013-09-11
Jay Niblick	Knoxville, TN, United States	2013-09-11
Ed Couvertiere	Knoxville, TN, United States	2013-09-11
Jeannine Couvertiere	Knoxville, TN, United States	2013-09-11
Michelle Mitchell	Knoxville, TN, United States	2013-09-11
Glenda Shoffner	Knoxville, TN, United States	2013-09-11
John Kenny	Knoxville, TN, United States	2013-09-11
andrew singer	knoxville, TN, United States	2013-09-11
Aimee Harmon	Knoxville, TN, United States	2013-09-11
Rusty Harmon	Knoxville, TN, United States	2013-09-11
Tamra Bell	Knoxville, TN, United States	2013-09-11
Joy Headrick	Knoxville, TN, United States	2013-09-11
Gene Hagan	Knoxville, TN, United States	2013-09-11
Susan Snider	Knoxville, TN, United States	2013-09-11
Annie Emert	knoxville, TN, United States	2013-09-11
Steve Saad	Knoxville, TN, United States	2013-09-11
JOYCE MORELL	LENOIR CITY, TN, United States	2013-09-11
Jane Grubb	Knoxville, TN, United States	2013-09-11
Joseph Bauldry	Knoxville, TN, United States	2013-09-11
Stan Kerr	Knoxville, TN, United States	2013-09-11

Name	Location	Date
Mandy Boquin	Knoxville, TN, United States	2013-09-11
Lindsey dergosits	Knoxville, TN, United States	2013-09-11
Natalie Evans	Knoxville, TN, United States	2013-09-11
Shayna Heins	Knoxville, TN, United States	2013-09-11

Comments

Name	Location	Date	Comment
Janet Morgan	Knoxville, TN	2013-09-10	We travel Emory Church Road daily at least 4 times a day. I am very concerned about the safety of my family and others in the area with all the added traffic. Please deny the rezoning!!
Shannon Phillips	Knoxville, TN	2013-09-10	My son attends A.L Lotts elementary. Westland Drive traffic is extremely heavy during school hours and the intersection addressed are hazardous without traffic lights. Increasing the traffic in this area without first accomodating for it will prove disasterous.
Darcie Cotten	Knoxville, TN	2013-09-10	Living on Fox Road, I travel this road several times a day. These roads are already dangerous and narrow! Adding additional traffic volume will prove to be a tragic scenario. This area is not designed for apartments and a marina! Please deny this rezoning...for the sake of lives!!!
christie nicodemus	knoxville, TN	2013-09-10	I drive this road every day and traffic on Westland Drive/Emory Church Road is dangerous now and can't see how rezoning the property and adding another 3000 cars to that intersection will make it any less dangerous to drive.
Kim Armour	Knoxville, TN	2013-09-10	safety, traffic, overdevelopment of area, loss of wildlife
Kathy Patty	Knoxville, TN	2013-09-10	The roads in this area can not handle this kind of traffic! They can't handle what is on them now. I have to cross the road to get my mail amd I can only do that on Sunday mornings, because I have almost been hit several times. The roads are to narrow and the amount of cut thru traffic is already way to heavy. Please don't let this happen. I have lived on Canton Hollow most of my life and the road is no wider than when I was growing up.
Jacob Gaston	Knoxville, TN	2013-09-10	Traffic is bad enough.....my son was rezoned for AL Lotts-----more students would put them back in portables which is unacceptable
Jennifer Connelly	Knoxville, TN	2013-09-10	I travel Emory Church road several times a day taking my kids to school. This road is extremely narrow and cannot handle the traffic that currently on it. Trying to turn left from Emory Church to Westland is nearly impossible without a traffic light. These roads and intersections cannot handle a 328 unit apartment complex and boat marina! Obviously, whoever thought of this idea does not drive these roads on a daily basis and does not realize the safety concerns of those who do. Please deny this rezoning!
Rachel Powell	Knoxville, TN	2013-09-10	My family lives 1/4 mile from the Westland Drive/Emory Church Road intersection, and my son attends A.L. Lotts Elementary. As I am sure you know, there is not a single light on Westland Drive between Ebenezer Road and Northshore Drive, and traffic is already too heavy and too fast. Adding an additional 3000 trips per day in this area without addressing the safety and volume concerns is a recipe for disaster. Please make the necessary safety changes before you change the zoning.
Tina Gibson	Knoxville, TN	2013-09-10	Safety concerns for my neighborhood, Emory Church Rd. is already a dangerous road, we do not need the additional traffic, it's bad enough as it is! NO!
Amy Feather	Knoxville, TN	2013-09-10	Safety!
William Harris	Knoxville, TN	2013-09-10	Traffic load Safety Incompatibility with adjacent and nearby residential development Geological concerns Proximity to mainline rail road Channel can not support proposed number of additional boats

Name	Location	Date	Comment
John Kennedy	Knoxville, TN	2013-09-10	Traffic
Elizabeth Erickson	Knoxville, TN	2013-09-10	We already need a traffic light where 140 exits onto Westland. This development will make traffic nightmarish for the area.
Laura Klenck	Knoxville, TN	2013-09-10	I have lived in many areas of the country from the midwest to the east coast and finally to the southeast. From large cities such as Indianapolis and Boston to small rural, farming towns in Ohio and Indiana, and with I find the planning, or lack thereof, in Knoxville to be deplorable. Why would you allow one of the few pseudo undeveloped areas of West Knoxville to be pillaged for a large, overscaled development that the existing infrastructure absolutely cannot handle is beyond me. Please do not allow this to happen.
Dana McKenry	Knoxville, TN	2013-09-10	I live in this area and we do not need additional traffic in an already busy area.
Kelly Forrest	Knoxville, TN	2013-09-10	The traffic on Westland is already dangerous coming off of Emory Road. Please do not make it even more dangerous and difficult for those of us who are already traveling on these roads on a daily basis.
Margaret Mitchell	Knoxville, TN	2013-09-10	This is a huge safety concern for families that live in this area, the narrow country roads are already dangerous in sunny weather, then add rain, snow or sleet and it becomes a nightmare. Please do not approve this obnoxious zoning, protect the families already here and the wildlife.
Deborah Britt	Knoxville, TN	2013-09-10	This road cannot handle additional traffic it is already strained by what it has and there is no good way to widen it without detrimental impact on current homeowners.
laura templin	knoxvill, TN	2013-09-10	To much traffic on these roads
Cheryl Hadian	Knoxville, TN	2013-09-10	Emory Church Road is a narrow road with no steep sides. Increased traffic will be dangerous.
Dave Feather	Knoxville, TN	2013-09-10	Westland in my primary entrance and exit to work and it is quite congested currently.
Robert Knowling	Knoxville, TN	2013-09-10	Westland is already overloaded with traffic. There is also a school zone and many kids that walk to and from school. This extra traffic will only increase the chances for accidents.
Jason Bales	knoxville, TN	2013-09-10	Emory church road is too small and dangerous to support an apartment complex.
Alan Brown	Knoxville, TN	2013-09-10	Emory Church Road is very narrow, curvy and uneven. It is bordered on one side by railroad tracks and on the other by narrow waterfront properties. Canton Hollow road that connects to Emory Church road is not much better...very curvy and uneven with limited vision at Woody Road intersection and others, as well as at the many driveway entrances. Doubling the traffic on these roads is a recipe for tragedy.
dena mccarthy	knoxville, TN	2013-09-10	road too small, cannot support such traffic. danger to all drivers
George Sanford	Knoxville, TN	2013-09-10	On school days as is we can not safely exit our driveway between 745am an 830am. MPC does not have the best interest of Knox County Residents and gives appearance to favor developers needs over the needs and safety of the community. This size of development on such a narrow road will only result in numerous accidents. It is guaranteed by design to create traffic hazards for all who travel this road.
Traci Duke	Knoxville, TN	2013-09-11	Traffic is already a nightmare every morning and afternoon while trying to get my child to school. More traffic will be created with this project. Someone will end up seriously injured and killed by trying to play "leap frog" in traffic every morning!

Name	Location	Date	Comment
Kirk Brownlee	Knoxville, TN	2013-09-11	I do not want the extra traffic on Emory Church Road. It is a narrow road that has been improved over the years, but that much traffic makes it more dangerous.
Jason Belew	Knoxville, TN	2013-09-11	The backups at the train crossing will be horrendous with double the traffic count. It also means doubling the chances of a train/vehicle collision -- especially now that the RR increased the train speed limit from 30mph to 50mph on Sept 1.
Brittany Richman	Knoxville, TN	2013-09-11	I don't want to see traffic increase on Emory Church or Canton Hollow. Those roads already make me nervous. They are so narrow and Canton Hollow is windy and hilly and visibility is limited in many areas. Increased traffic would cause a dramatic increase in accidents. It's a disaster waiting to happen.
Adam Wade	Knoxville, TN	2013-09-11	Emory Church road is already treacherous enough with individuals speeding and driving on the wrong side of the road. It could not possibly handle the additional traffic flow without significant strategic lane widening. During the school year it is nearly impossible to pull out on Westland from Emory Church without cutting someone off and you have to wait in line 10 minutes or more before getting your chance to do so. It is imperative if this complex does go up that serious thought be put towards easing these traffic issues. Thanks.
Matt Powell	Knoxville, TN	2013-09-11	Extremely concerned with increased traffic flow, particularly on Fox Road. The Fox Road/Kingston Pike intersection is bad enough already, and Fox Rd is too narrow for the additional traffic. Transient residents tend to take less care of their properties, therefore driving the property values surrounding them downward.
Harold Edwards	Knoxville, TN	2013-09-11	To protect the integrity of the neighborhood.
Rachel Hodges	Knoxville, TN	2013-09-11	Please do not risk the lives of my family and my neighbors so some investors can make a buck. If you would drive the roads involved you would never consider approving this project.
Amanda Cade	Knoxville, TN	2013-09-11	This development will create a traffic nightmare on Emory Church Road. The road is already a hazard as it is only two lanes and very narrow. The increased traffic from this development would cause many headaches and accidents from area neighbors.
April Nicholson	Knoxville, TN	2013-09-11	I am signing this petition because the road/roads this petition involves are not capable of handling the added traffic this completed project would cause.
Tara Gilbreath	Knoxville, TN	2013-09-11	We live off Westland Road and do not want to see this road become more crowded or our schools become more crowded due to an apartment complex being b
William Malkes	Knoxville, TN	2013-09-11	Schools are already overcrowded. Multi unit housing imposes burden beyond resources on local residents. Roads not consistent with ability to handle increased traffic.
Mark Veness	Knoxville, TN	2013-09-11	Rural roads and railroad intersections cannot handle this volume of traffic
Elizabeth MacTavish	Knoxville, TN	2013-09-11	Emory Road is a narrow and treacherous road that allows our subdivision access to Westland. The proposed building and business would inevitably increase traffic flow on this street. Emory Road is not conducive to the an increase in traffic. Emory Road is also the main thoroughfare for several neighborhoods to access Westland to reach A.L. Lotts Elementary school. Traffic is already heavy at this intersection. We are also concerned about the potential increase in student population at A.L. Lotts after only rezoning students for Northshore ES this fall.

Name	Location	Date	Comment
Nathan Hodges	Knoxville, TN	2013-09-11	A new school was just built to alleviate the crowding at AL Lotts. Why would you allow 328 apartments to be built in that zone. There is no way those apartments will only add 52 students to the system. There will be many more than that. Plus, why are the developers given so many exceptions on the land allowing them to get up to 328 apartments anyway? Apartments do not match with this area of town. All the dwellings here are single family dwellings.
Stephanie Jones	Knoxville, TN	2013-09-11	The safety of individuals and families as they travel to school and other activities.
Christine West	Knoxville, TN	2013-09-11	Congested area already, to be made worse by proposed plan.
Stacy Straus	knoxville, TN	2013-09-11	I use that road on a daily basis and the additional traffic would not help the travel pattern to AL lotts or West Valley along with the additional enrollment at both of those schools. both schools are at capacity and do not need additional students.
Donna Mallicote	Knoxville, TN	2013-09-11	We have concerns about additional traffic on such a already dangerous road.
Robert Parrott	Knoxville, TN	2013-09-11	The rezoning action would put too many apartments in an area that lacks the roads to support them. I would also put a huge development right beside my property. I urge the MPC to reject this proposal.
Tassi Williams	Knoxville, TN	2013-09-11	My children start school soon and this road is not appropriate for this activity. Totally opposed.
Leslie Boggs	Knoxville, TN	2013-09-11	I live in Roefield Subdivision off Westland Drive and I travel the affected roads and use the affected intersections every day. There are many current safety concerns and this apartment complex will exacerbate the problems 100 fold.
Joseph Fry	Knoxville, TN	2013-09-11	Unless this rezoning includes major improvements to roads in the area, I have to beg that this be denied.
Justin Phillips	Knoxville, TN	2013-09-11	Live in the area and use these roads everyday.
Brianna Ottinger	Knoxville, TN	2013-09-11	There is already too much traffic on Westland, Emory Church and Canton Hollow.
Laurence Secrest	Knoxville, TN	2013-09-11	Inadequate transportation infrastructure (Emory Church Rd) for rapid population expansion caused by multi-unit housing.
Harvey Lane	Knoxville, TN	2013-09-11	We travel this area daily - traffic is already seriously congested.
Amanda Dagnan	Knoxville, TN	2013-09-11	I live off canton hollow and the road is too dangerous now. We have numerous wrecks every year because of people driving too fast. More cars will cause more wrecks
jan benson	Knoxville, TN	2013-09-11	This is an already busy and narrow road and adding a complex of this size will definitely impact the safety of current residents and their children. Please consider the submitted requests as our outreach to you- PLEASE deny rezoning on Emory Church Rd.
Kimberly Malmquist	Knoxville, TN	2013-09-11	Please do not allow the rezoning of Emory Church Road. "Westland Cove". This road is very dangerous, narrow, no shoulders, railroad, etc. The increased traffic on Emory Church which will also lead into increased traffic on Canton Hollow which is very dangerous and can't support the additional traffic for the very same reasons.
Matthew McGowan	Knoxville, TN	2013-09-11	The property would literally be right behind my backyard and clearly visible at the planned 4-5 stories it intends to be. This would de-value my property greatly. Also, I am the HOA president for Hidden Glen (the neighborhood I live in) and I worry about the de-valuation of my neighborhood's properties as well.

Name	Location	Date	Comment
Chris Keziah	Knoxville, TN	2013-09-11	The two main exits from this area, Fox Rd at Kingston Pike and Emory Church Rd at Wesleyan are already congested. Traffic around school open/close hours has cars backed up 5-10 cars deep creating a dangerous situation for families coming to and A.L. Lotts. The added traffic from this large of a project would definitely create a dangerous situation everyone traveling these roads.
Marsha Bauldry	Knoxville, TN	2013-09-11	This area is already congested and this project would make the congestion impossible! Please don't allow this construction to proceed in such a small area. Especially remember the safety of our children going to school and the safety of everyone who tries to get out onto Westland Dr. from Emory Church. This is already very dangerous!
Angie Crosch	Knoxville, TN	2013-09-11	Increased traffic in a congested area.
Whitney McGowan	Knoxville, TN	2013-09-11	I am against this rezoning as the new development will increase traffic in an area that is already congested and thus at times dangerous. Also concerned for the de-valuation that it would impose on adjacent neighborhood homes and intrusion of privacy that a 4-5 story building would create looking into those neighboring homes.
Sean Curley	Knoxville, TN	2013-09-11	This area has too much traffic as it is, and Emory Church Road is in no way suited to accommodate this volume.
Gregory Erickson	Knoxville, TN	2013-09-11	This is a terrible, terrible decision - the existing roads cannot possibly handle the additional traffic. Approval will reflect the complete absence of common sense on the part of MPC.
Lynn Purcell	Knoxville, TN	2013-09-11	Because I travel on Canton Hollow Road a lot with my children, and I know that it is a very dangerous curvy road. It is also very difficult to get off of Emory Road onto Northshore without a light there.
Mike Fizzano	Knoxville, TN	2013-09-11	Will cause too much traffic
Kay Cauthen	Knoxville, TN	2013-09-11	Safety and traffic
Kim Walters	Knoxville, TN	2013-09-11	Traffic/Overcrowding schools/Crime/Inadequate roads
Steve McKinney	Knoxville, TN	2013-09-11	Traffic, and safety of the children in the area.
James Niblick	Knoxville, TN	2013-09-11	Safety of the bus that my child travels on and general traffic congestion.
Michelle Mitchell	Knoxville, TN	2013-09-11	Safety and concern for all families and individuals who live in this area. It is already a well traveled area with all who live in this area now. No other congestion needs to be added to this area. Not to mention the fact overcrowding the schools which is always an after thought of a construction project. It is never preplanned with school zoning before any homes or apartments are built to accommodate the children. There are plenty of homes in these areas. Someone is just wanting to profit from this project.
Glenda Shoffner	Knoxville, TN	2013-09-11	Increased traffic, crime, overcrowding schools roads too small for extra traffic
John Kenny	Knoxville, TN	2013-09-11	Planning department has not planned Westland for high development. This is contrary to those plans and will cause undue hardship on existing homeowners due to traffic.
andrew singer	knoxville, TN	2013-09-11	This will cause far too much traffic for a narrow road that already has significant train traffic, bus traffic, church traffic. The road is dangerous as it is and doubling volume on the road will cause injury/fatality.
Tamra Bell	Knoxville, TN	2013-09-11	We strongly feel that the apartment complex is not a good choice for this area, due to the many reasons regarding traffic and congestion in the surrounding area. If this area is to be developed, smaller scale residential homes (that could be luxury waterfront homes) would be a much better fit for the area.

Name	Location	Date	Comment
Susan Snider	Knoxville, TN	2013-09-11	I live in the area and I teach at Lotts. We do not need that amount of traffic in this area!! The traffic is bad enough. It will also bring our property value down.
JOYCE MORELL	LENOIR CITY, TN	2013-09-11	MY DAUGHTER, SON-IN-LAW AND GRANDDAUGHTER DRIVE THIS AREA AT LEAST TWICE A DAY. AND I DRIVE THIS AREA APPROX 2 TIMES A WEEK. THIS IS A DANGEROUS AREA NOW AND INCREASED TRAFFIC WILL MAKE IT MORE SO.
Joseph Bauldry	Knoxville, TN	2013-09-11	Too much traffic for these narrow Roads, both Fox and Emory Church.



Fwd: Please include in the record for the agenda for 9/12/13 MPC meeting

1 message

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

Wed, Sep 11, 2013 at 2:11 PM

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

From: **Susannah Sayre** <jetjettison@yahoo.com>
Date: Wed, Sep 11, 2013 at 1:35 PM
Subject: Please include in the record for the agenda for 9/12/13 MPC meeting
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

To Whom It May Concern:

I am attaching **two attachments** that I would like to be included in the record for the agenda for the 9/12/13 MPC meeting as well as on the record for the respective rezoning application. **One of the attachments is Change.org petition signatures and the other are citizen comments given on the Change.org petition. The petition can be found at <http://chn.ge/17NzwG0>.**

Below is a letter I wrote regarding this rezoning that was put on the petition. My concerns regard the File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal and the impact it will have on the safety of individuals and families as we travel to school, work and other activities each day along Westland Drive as well as Emory Church Road. The Westland Cove proposal involves adding 328 apartments on Emory Church Road property that is approximately 1/4 mile from the Westland Drive/Emory Church Road intersection and approximately 1/2 mile from the Fox Road/George Williams Road intersection.

This will create serious traffic hazards for buses and parents driving students to and from the schools. Currently, Westland Drive traffic is frustrating for parents and most consider the Westland Drive/Emory Church Road intersection to be hazardous.

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 the 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.

The last official traffic count on the Emory Church Road corridor was 2830 in 2012 according to the Knox County Engineering Department. They estimate a 3210 increase in traffic due to this development which would total approximately 6000 vehicles per day traveling on Emory Church Road which is a narrow road with limited sight distance. There will be eight entrances and exits off Emory Church Rd. which will cause this "country" road to become more perilous for traveling.

Yours Sincerely,
Susannah Sayre
1422 Mourfiel Rd.
Knoxville, TN 37922
MPC November 14, 2013

2 attachments

 **Petition signatures denying rezoning for File #9-B-12-UR.pdf**
400K

 **Petition comments denying rezoning for File #9-B-12-UR.pdf**
253K



Fwd: File 9-A-13-RZ and File 9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 3:24 PM
To: John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>

RE: Items 31 & 43

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

From: **Mark Jackson** <mejackson@bellsouth.net>
Date: Wed, Sep 11, 2013 at 3:23 PM
Subject: File 9-A-13-RZ and File 9-B-13-UR
To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

I am writing you to express my concerns regarding the Emory Church Road development of 328 apartments, 178 boat storage sheds and 76 boat marina.

My address is 850 Zola and our property joins this property.

This development would greatly increase the amount of traffic on the narrow roads in the area. There is already too much traffic in the area and the intersection of Westland Drive and Emory Church Road is horrible.

The schools in the area are already at their capacity.

It would destroy the natural beauty of the area.

Most all of the homes surrounding this property are on larger tracts of land and having apartments next door would decrease the property values.

The marina would hinder or block access to the main lake.

Increase in neighborhood safety.

Please vote NO to this development!

Thank you

Mark Jackson



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

Fwd: Westland Cove proposal

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 3:36 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: <norsea27@charter.net>

Date: Wed, Sep 11, 2013 at 3:32 PM

Subject: re:Westland Cove proposal

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear Sirs, This is in regard to (file#9-b-13-ur, 909 Emory Church Rd., "Westland Cove" proposal) I reside in Fox Landing on Fox Rd. I'm very much against the proposed apartment development on Emory Church Rd. This area of west Knoxville would not benefit from the proposal, rather it will hurt our community in many ways. I take pride in the community which consists of single family dwellings, higher end and upscale condos, town houses, homes etc;. The proposal brings many problems to this area as outlined in the following.... (Increased traffic on Westland Dr./Emory Church Rd/Fox Rd/Canton Hollow/George Williams and the intersection of Fox Rd. and Kingston Pk. which has no red light and is currently a problem getting onto K-pike and back onto Fox Rd.... Long wait times as it is currently.), (inadequate existing roads for such an increase in traffic that 328 apartments would cause. It would increase the danger of traffic accidents from driveway traffic onto these roads. The proposed apartments will have 8 entrances/exits onto Emory Church Rd. which is already narrow, curvey with limited sight distance. The same is true of the other roads mentioned here.), (Apartments by their very nature are often considered negative to communities as they bring increased crime, traffic, road hazards, overloading of area schools, increased traffic noise for local residents, increased litter on roadways, yards etc;, decreased desirability for living in this area and decreased home values.). The plan for 328 apartments on less than 30 acres is crazy. This means approximately 11 apartments per acre. This proposal would create a very dense apartment concentration which is ugly and dangerous as it causes a fire hazard. Emergency response personnel are at increased danger due to the above mentioned road hazards whether it be fire, police or medical and furthermore these emergency resources would be strained. In summary I am not pleased with the apartment proposal and DO NOT want it here. I say NO!!!! to this apartment proposal. Sincerely, Scott Haley, 821 Rising Mist Lane, Knoxville, TN. 37922... Phone # 865-323-6928.

—
 Michael A. Brusseau, AICP, Senior Planner
 Knoxville-Knox County Metropolitan Planning Commission
 City-County Building, Suite 403
 400 Main St.
 Knoxville, TN 37902
 Phone: (865) 215-2500
 Fax: (865) 215-2068
www.knoxmpc.org



Travis Shields <travis.shields@knoxmpc.org>

Item 31 and 43 agenda sept 12th. For the commissioners agenda

1 message

foxstables.ts@gmail.com <foxstables.ts@gmail.com>

Wed, Sep 11, 2013 at 3:17 AM

To: "addressing@knoxmpc.org" <addressing@knoxmpc.org>

I just figured out why the developer withdrew fuel storage today from the marina plan at 909 Emory church rd. they never really intended to build it. All they want to do is build the apartments. What is a marina without fuel. Their boaters will also have to spend at least 30 minuets of no wake zones at Fox marina and Concord marina before they can really start boating at real speed. The 909 Emory church rd project is a pretty dream on paper. All they want is really were the money is at in the rental apartments. All this work your staff has done on this marina is a smoke screen. The shared land with parks and recreation that is land locked already is a smoke screen. All they want really is 328 apartments at 1000 a month. They are doing a song and dance and y'all might have well have signed up for a timeshare sales presentation in pigeon forge. Sorry for all the effort your staff has put into stuff that will never happen.
Don't bite on the hook!

Travis Shields
(865) 292-1516

Fwd: Reference File #9-B-13-UR 909 Emory Church Road ³Westland Cove² Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 12, 2013 at 8:06 AM

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

From: **Cliff Kirk** <cliff@towergear.com>

Date: Wed, Sep 11, 2013 at 6:30 PM

Subject: Reference File #9-B-13-UR 909 Emory Church Road ³Westland Cove² ProposalTo: michael.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, ewart@georgeewart.com, lenedna@bellsouth.net, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.comCc: LGriffin@ortn.edu, Anna Kirk <anna.kirk@siemens.com>, Brandon Kirk <bkirk07@gmail.com>

re: Reference: File #9-B-13-UR

909 Emory Church Rd. "Westland Cove"

Dear Members of the Knoxville Metropolitan Planning Commission:

My name is William C. Kirk. I live at 1012 Fox Rd, Knoxville, TN. Approximately one mile from the proposed Westland Cove Development. I have lived at this address since October 1998. Prior to that I lived at 1010 Fox Road with my parents, Don and Alice Kirk, from 1967 until 1996. They still reside at this address.

This area of Knox County along Fox Road and Emory Church Road is not positioned to withstand the proposed impacts of the Westland Cove Development.

I would like to urge the MPC to reject any rezoning request (#9-A-13-RZ) that does not combine all the property into a single PR zone so that commercial uses (marina or other) will be properly regulated within the overall context of any Planned Residential (PR) development. I would like to further urge the MPC to reject the proposed marina development (#9-B-13-UR) maintaining the single-family residential nature of our community and preventing any significant commercial development within this residential neighborhood.

As a long time resident of this area I would like to express the following observations and opinions:

I would like to first address the concept of the proposed marina and boat storage along the Sinking Creek Embayment. This area is a wonderful part of our lakes system. Many boaters come to this part of the lake system to escape the larger boats and waves of the main river. Families, kayakers, paddleboards, swimmers, and even church baptisms take place along this part of one of our greatest resources.

The June 1980 expansion of Fox Road Marina was limited to only 50 feet from the proposed 220 feet following recommendation's by TVA, MPC and the Army Corp of Engineers. It was stated that Sinking Creek Embayment was a saturation point with boat-traffic, water depth and water quality all at issue.

Since that time, Concord Marina has seen a massive expansion allowing for two large marinas to currently exist on this overcrowded waterway. The areas along both sides of the bay are under constant attack by waves causing erosion and destruction to personal property.

The section of Sinking Creek under review for this project is very limited in size and water depth. The channel leading out of that end of the bay is very narrow and shallow allowing only one boat to pass through safely under speed above idle. An additional marina and boat storage of that capacity would create gridlock on this Sinking Creek and undoubtedly render this entire area of the lake a no wake zone. This would be a complete infringement on the rights of the users of this TVA Lake.

Increased traffic on inadequate roads is an even greater area of concern for residents. Vehicle travel along Fox Road and Emory Church Road is regular and consistently well beyond the posted 30 MPH speed limits. It is hard to even get our mail due to the frequent high-speed traffic. Day and night, vehicles use Fox Road as an access point from Westland Drive, Canton Hollow Road, Woody Drive and George Williams Road. Most days, it is difficult to get out of a driveway along Fox Road. The increased traffic would cause an even greater danger to the current residents. Not to mention, the concerns of added traffic at two narrow railroad crossings.

The road system in this area is barely adequate for the current traffic levels. It is unimaginable what type of traffic problems would be caused by the cars, trucks and support vehicles created by the proposed large quantity of high-density apartments, with the boat storage and a marina. Fox Road cannot be widened to due to the Norfolk Southern Railway system to the north, houses to the south and the Interstate 140 overhead crossing. Areas along Fox Road running north and south intersecting with Kingston Pike are limited due to I-140 and a running stream, a gully, residences and commercial developments closer to Kingston Pike.

The proposed marina and restaurant on Fox Road adjacent to Fox Road Marina was criticized for these same reasons. Local residence felt this was an infringement on our way of life and created a safety hazard. Fortunately, our government supported to community and rejected this proposal.

I can only hope that members Knoxville Metropolitan Planning Commission can see that this development is not in the best interest of our community. It will create a hardship on existing property owners in order to

make a profit for this developer.

I, like many of my neighbors, request that you reject the proposed re-zoning requests, in whatever structure they may take, that would negatively affect our community allowing construction of high density housing, apartments and/or any type of marina and/or boat storage at 909 Emory Church Road. The proposed projects do not fit in to our community and not appropriate for the current land uses of this area of Knox County.

Very truly yours,

William C. Kirk

1012 Fox Road

Knoxville, TN 37922

[865-671-1664](tel:865-671-1664)

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 8:56 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:865-215-2500)
Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org



Fwd: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 12, 2013 at 8:08 AM

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

From: **SUSANA GORELIK** <sgorelik64@yahoo.com.ar>
Date: Thu, Sep 12, 2013 at 7:28 AM
Subject: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

My name is Susana Gorelik , I live in 9901 Misty Grove Ln, 37922. My neighborhood is "Fox Vie"

I say "NO" to Emory Church Road Development.

Michael Brusseau <mike.brusseau@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>

Thu, Sep 12, 2013 at 9:00 AM

RE: Items 31 & 43

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: Please take a drive...

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 12, 2013 at 8:07 AM

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

From: **Libby Griffin** <LGriffin@ortn.edu>
Date: Thu, Sep 12, 2013 at 7:18 AM
Subject: Please take a drive...

To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Good Morning, Commissioners,

As you leave your homes, please take five minutes to consider this request:

Drive one mile from your home in any direction down a two-lane, minimal-shoulder, ditch-lined road that takes you through homes and little else. At the end of that mile, look around you and, if you are me, you see beautiful land that will make nice homes for other people.

Now imagine, instead, the seven acres immediately surrounding you as a big warehouse and parking lot with heavy traffic on one side and a gravel parking lot filled with over-grown boat trailers and sheds on the other side.

My neighborhood has a few historic homes, a few 3000+ sq. ft. homes, a few cookie-cutter homes, and many homes like mine: a ~2000 sq. ft. tri-level house built in the 1960's. It has homes, churches, and schools.

I can't come to your meeting today. Note the time-stamp; I must leave immediately or be late to my school, so this is my last chance to ask you:

Please vote "NO" to BOTH proposals to use my neighborhood for the developer's gain - to Reference Files #9-A-13-RZ and #9-B-13-UR, the 909 Emory Church Road "Westland Cove" Proposal.

Thank you,
Libby Griffin
922 Fox Road
Knoxville TN 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Thu, Sep 12, 2013 at 8:59 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

[Quoted text hidden]

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500

MPC November 14, 2013

Agenda Item # 23



Fwd: File # 9-B-13-UR

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 12, 2013 at 8:07 AM

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

From: **Ira Houchins** <irahouchins@comcast.net>
Date: Thu, Sep 12, 2013 at 3:33 AM
Subject: File #9-B-13-UR
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Mark,

I vote no Westland crossing way. This is appalling to house 328 apts boat storage and marina in this small of a space. Stop this from moving forward.

Regards,

Maria

I am writing to request that you vote to deny this proposal. While I understand and appreciate a property owner's need to sell their property, I am concerned about the effect this proposal, if passed, will have on the owners of property Emory Church Road & Fox Road. Fox Road connects with Kingston Pike next to Calhoun's and Canton Hollow Road, which connects to Kingston Pike at Costco/Lovell Road and is used as a connector road frequently. My concern is the amount of increased traffic this plan will make. The estimated traffic impact is stated as 2817. This, I think, is an understatement. The speed limit on this road is 30 mph, but is exceeded by the majority of travelers on Fox Road. Fox Road is a very narrow road with a railroad track on one side and on most of the road, a drop off. There are no shoulders on the road. We have had a tractor trailer truck full of plywood turn over in my front yard, a vehicle run through my front yard and damage my front porch and the fire hydrant next to my home has been hit multiple times. My neighbors to the west had an ice truck turn over in their front yard and total two vehicles and damage their home. These are just a few instances of the type of accidents that have occurred due to the narrowness of Fox Road. Fox Road Marina is three homes west of my home and vehicles towing boats frequently run off the road into my front yard. I cannot imagine what this road will be like with even 328 more vehicles traveling this road, not to mention the increased traffic of vehicles towing boats.

Also, we currently have two marinas on this cove, what kind of environmental impact will adding another 300 boats have?

I would invite any of you to my home to observe the current traffic & look at the impact this high density development will have on this neighborhood.

I am also concerned that the type of zoning proposed is inviting commercial development (which a marina is) which will add traffic again.

I respectfully request that you:

1. Recommend that the County Commission **rezone** this land as Planned Residential only and in its entirety, leaving us the enforceable rights and protections of "Use on Review" that pertain to PR Zoning, and
2. Recommend that the County Commission **reject** the current "Uses on Review" petition for commercial development of a marina and/or boat storage facility of any kind.

Suzan W. Jordan,
1000 Fox Road
Knoxville, TN 37922
[865-389-9476](tel:865-389-9476)
iamswj@yahoo.com



Fwd: Proposed "Westland Cove" Rezoning and Development for Emory Church Road

Michael Brusseau <mike.brusseau@knoxmpc.org>

Thu, Sep 12, 2013 at 8:57 AM

To: Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

RE: Items 31 & 43

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

From: **Dale LaCount** <lacountdf@yahoo.com>

Date: Wed, Sep 11, 2013 at 9:00 PM

Subject: Proposed "Westland Cove" Rezoning and Development for Emory Church Road

To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

Cc: "lacountdf@yahoo.com" <lacountdf@yahoo.com>

We have reviewed the MPC website for agenda items 31 and 43 scheduled to be discussed at your Sept. 12, 2013 meeting. Although we are unable to attend the meeting, our message to the MPC is that we are strongly opposed to both the rezoning and the construction of the apartment buildings, boat storage sheds, and marina.

There are a number of reason that this development should not be approved:

1. Traffic: Emory Church is an extremely narrow road that is used by many people in the area to get to their residences and as a shortcut to get to Farragut, Turkey Creek, etc. At certain times of the day, it is extremely congested. We can't imagine how bad it would be with 328 apartments adding additional traffic to the area.
2. Schools: Can A.L. Lotts and other schools in the area handle the additional students that could be added with the addition of the apartments?
3. Neighborhood: Currently mainly single family residences are in the area. Why add transients to the mix?
4. Land: There is insufficient useable land to build such a complex

Again, please vote no.

Dale & Ilene LaCount
8917 Legends Lake Lane
Knoxville, TN 37922

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: File 9-A-13-RZ and File 9-B-13-UR

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 3:24 PM
To: John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>

RE: Items 31 & 43

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

From: **Mark Jackson** <mejackson@bellsouth.net>
Date: Wed, Sep 11, 2013 at 3:23 PM
Subject: File 9-A-13-RZ and File 9-B-13-UR
To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

I am writing you to express my concerns regarding the Emory Church Road development of 328 apartments, 178 boat storage sheds and 76 boat marina.

My address is 850 Zola and our property joins this property.

This development would greatly increase the amount of traffic on the narrow roads in the area. There is already too much traffic in the area and the intersection of Westland Drive and Emory Church Road is horrible.

The schools in the area are already at their capacity.

It would destroy the natural beauty of the area.

Most all of the homes surrounding this property are on larger tracts of land and having apartments next door would decrease the property values.

The marina would hinder or block access to the main lake.

Increase in neighborhood safety.

Please vote NO to this development!

Thank you

Mark Jackson

Fwd: Westland Cove

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

Thu, Sep 12, 2013 at 8:39 AM

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

From: **Jana Poland** <jpoland@cakmail.org>
Date: Wed, Sep 11, 2013 at 9:03 PM
Subject: Westland Cove
To: tom.brechko@knoxmpc.org

I will be unable to attend tomorrow's meeting to vote so I will give my vote here. I vote NO to the apartments/marina/and boat slips. I live off of Canton Hollow Road so I am speaking with experience. The road is already too small for the traffic it carries now. Adding more people to an already crowded environment is a disaster waiting to happen.

Single housing residences are all we need in this area. It is a beautiful area and one I chose to live in because it is quaint and quiet.

More people will mean more traffic, cars, people, school crowding, even water traffic.

I hope that I am heard and that the people who have lived in this area for a while are listened to for this vote.

I appreciate your time.

-- Poland
10281 Canton Place Ln.
Knoxville TN 37922

~ Mrs. Jana Poland ~

Christian Academy of Knoxville

Now may the God of peace Himself sanctify you completely, and may your whole spirit and soul and body be kept blameless at the coming of our Lord Jesus Christ." 1 Thessalonians 5:23

File #9-B-13-UR 909 Emory Church Rd. Westland Cove Proposal

Hill, David <dh2211@gates.com>

Thu, Sep 12, 2013 at 8:37 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michaelbrusseau@knoxmpc.org" <michaelbrusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cfloxmax@hotmail.com" <cfloxmax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@gmwkx.com" <jwroth@gmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>
Cc: "Hill, Lisa P (hilllp@usec.com)" <hilllp@usec.com>

MPC Staff and Commissioners,

As a nearby resident of the proposed development, I have some concerns that I would like to express.

1. Building a 328 unit apartment complex in this location will in my opinion create serious traffic issues on Emory Church Rd., Fox Rd., Canton Hollow Rd, and Westland Dr. This development would add 500+ cars traveling on these roads daily. Where Emory Church Rd. becomes Fox Rd. it is very narrow with little room for widening the road. The curve where this development is planned is somewhat blind when traveling eastbound toward it. These roads are already congested in morning and evening travel hours. Why add more congestion??
2. We already have 2 nearby marina's one on Fox Rd. and at Concord. Adding another marina will just add more weekend traffic on already narrow, dangerous roads.
3. We just built a new school at Northshore Dr. to alleviate the crowding issues at Bluegrass Elementary, AL Lotts, and Farragut Primary. Wouldn't this development defeat some of the gains made with building the new school and rezoning the area??

For Traffic Safety, Neighborhood Safety, and School Overcrowding please do not allow this development to proceed.

Thank you for your time, consideration, and service,

DAVID HILL

Territory Sales Manager

Automotive Aftermarket Sales



MPC November 14, 2013

Agenda Item # 23



Fwd: Opposed to Rezoning

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

Thu, Sep 12, 2013 at 8:08 AM

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

From: **Bobbie** <bobbieleatalo@gmail.com>
Date: Wed, Sep 11, 2013 at 10:26 PM
Subject: Opposed to Rezoning
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Metropolitan Planning Commission Staff:

I am writing to you today as a concerned citizen as well as an involved parent at A. L. Lotts Elementary School which is located at 9320 Westland Dr., 37922 in West Knoxville. My concerns regard the Files #9-B-13-UR 909 and #9-A-13-RZ Emory Church Rd. "Westland Cove" Proposal and the impact it will have on the safety of my family and community as we travel to school and to after-school activities each day along Westland Drive and Emory Church Road.

In addition to the safety concerns that the additional traffic would bring I don't feel any commercial zoning is welcome in the area. The property is right in the middle of several small subdivisions and neighborhoods with thriving families. This proposal has potential to hinder the market value of our homes as well. Living this close to Pellissippi Parkway already presents challenges for resale and the expansion of Fox Road Marina like business would only turn more potential buyers away.

The Westland Cove proposal involves adding 328 apartments on Emory Church Road property that is approximately 1/4 mile from the Westland Drive/Emory Church Road intersection and approximately 1/2 mile from the Fox Road/George Williams Road intersection.

This will create serious traffic hazards for buses and parents driving students to and from the schools. Currently, Westland Drive traffic is frustrating for parents and most consider the Westland Drive/Emory Church Road intersection to be hazardous.

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 the 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.

The last official traffic count on the Emory Church Road corridor was 2830 in 2012 according to the Knox County Engineering Department. They estimate a 3210 increase in traffic due to this development which would total approximately 6000 vehicles per day travelling on Emory Church Road which is a narrow road with limited sight distance. As I understand it, there will be eight entrances and exits off Emory Church Rd. which will cause this "country" road to become more perilous for travelling.

I write this not only out of concern for my own family's well-being but also for other families in the area. If this rezoning were to be approved, then families that move into these apartments will be at risk as well when they travel these narrow roads that were never meant to handle such a heavy flow of traffic.

I hope you will consider denying this request for rezoning Ref:File #9-B-13-UR 909 and #9-A-13-RZ Emory Church Rd. "Westland Cove" Proposal.

Yours Sincerely,

Bobbie Lea Talo
MPC November 14, 2013

Agenda Item # 23



Opposition to Agenda Items 9-A-13RZ and 9-B-13UR Items 31 and 43

Anita Biernacki <anitabiernacki@gmail.com>

Wed, Sep 11, 2013 at 10:29 PM

To: mark.donaldson@knoxmpc.org, bettyjo.mahan@knoxmpc.org, buz.johnson@knoxmpc.org, mike.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org, dan.kelly@knoxmpc.org

To Members of the Knox MPC

I am writing to express my strong opposition and emotion against the planned apartment complex at Emory Church Road in Knoxville. I travel on Fox and Emory Church Road everyday to work and thus I can tell you that the traffic on these roads is already at capacity! There are many people that use this as a short cut to get to George Williams road to go to the school because Ebenezer gets very backed up around rush traffic. A few times I have had people that have swerved into my lane on Emory Church Road and it is very dangerous at the blind spot curves. One of the deciding factors of moving to this area just recently was the fact that my husband and I would not have to cross high traffic and have a safe commute. Please do not turn this into an unsafe place to live for our community! If I knew that this place was going to be built I would not purchase a house in these neighborhoods.

Please consider the voice of the community and respect the concerns of its residents!

Anita Biernacki

Tan Rara resident



Fwd: new apartments on Emory Church Road

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 6:23 PM

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

From: **Caitlin Hamilton** <oceanpoint_view@yahoo.com>
Date: Wed, Sep 11, 2013 at 5:02 PM
Subject: new apartments on Emory Church Road
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Mr. Donaldson,

As a resident of the View Harbour subdivision, I am writing to express my concern about the proposal to add a large apartment building to Emory Church Road. In our area—Emory Church, Fox Road, Canton Hollow, Lovell Road, and Woody--the roads are already handling more cars than I personally believe they should. Traffic is increasingly heavy, and people sadly drive well over the speed limit. As a parent whose child was zoned for AL Lotts last year, I can tell you that every morning I worried about making the turn from Emory Church Road left onto Westland. You need a light there, at the least.

I'd be remiss if I didn't add that 328 apartments will ruin some of the last scraps of land we have here, and destroy some of the last habitat available for some animals.

Perhaps looking at empty lots in Farragut is better? We have so many unused spaces, or buildings standing empty.

Please don't approve this proposal.

Sincerely,
Caitlin Hamilton Summie

Agenda Item #38 on September 12th

1 message

David Waddilove <dwaddilove@msn.com>

Wed, Sep 11, 2013 at 4:40 PM

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

I wish to add my objection to MPC's proposed rezoning in Northshore Towne Center to multi-apartments. This development has clearly been consistently approved over several years as a community environment concept with walkability & local town atmosphere. The limited access/egress design was developed without the new school population nor dense apartments being considered so I have a real concern for traffic flow when the entire project is completed. Many neighbors are also very concerned about school safety for their kids having potentially more transient neighbors as well as the heavy vehicle traffic.

It concerns me greatly that the MPC staff could have made their original recommendation for a zoning change with limited, if any of the affected public's input, which thankfully you are now receiving. I'm sure there was a sign somewhere but my neighbors and I never saw it and we drive on Northshore past the proposed site almost daily, often multiple times? Secondly as business person myself I cannot imagine Flournoy purchasing this site knowing what the original zoning was without some degree of confidence that they could get it changed???

Thanks for receiving my input. David Waddilove. 9810, Giverny Circle, Knoxville. TN (Admirals Landing).



Fwd: Emory Church Rd.

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 4:33 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: **Bryan Butler** <bbutler@workoutanytime.com>

Date: Wed, Sep 11, 2013 at 4:24 PM

Subject: Emory Church Rd.

To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear. Sirs,

I am a business owner and resident in the area directly affected by this development. I am also an American, who believes that landowners, not governments should determine how to better use the land they own and on which they pay taxes.

As a business owner, I am excited about the possibility of additional customers that will be living in the apartments a short distance from me. They will be traveling down Emory Church road then on to Fox road in order to get to Kingston Pike. The Fox Rd / Kingston Pike intersection is directly across from my parking lot with great visibility for my business.

But as a resident, I am seriously concerned about the increased traffic associated with the 320 apartments proposed at the site. Apartment dwellers tend to be a younger demographic which also tend to take more risks, especially when driving. I have lived in and owned a home in a subdivision who had the misfortune of a new apartment complex as new neighbors, it does not have a good ending. Traffic in the subdivision more than tripled, (Elkmont Rd.) Speeding, loitering and traffic accidents in the subdivision have now became the norm, where it used to be the exception.

Getting back to the use of privately owned land...like I said earlier, private property owners should have the right to use their land however they wish; but at the same time government has responsibility also. Governments place in this matter is to insure that such a development comes with the proper improvements to the road system and surrounding infrastructure to insure the safety of the citizens.

If you allow this change in the zoning so this development can be made, you must INSTANTLY move forward on road improvements to the entire road system where traffic will be increased... Widen Emory Church Rd and Fox Rd, Install a red light at Kingston Pike. The Fox Road and Kingston Pike intersection is already VERY DANGEROUS. Please do not let it become worse. PLEASE DO NOT LET PEOPLE GET KILLED BEFORE YOU MAKE THIS INTERSECTION SAFE.

Allowing this development without fixing the intersection of Fox Rd and Kingston Pike will hurt my business.

Sincerely,

Bryan Butler

Phone: [865-470-4848](tel:865-470-4848)



--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:865-215-2500)
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Fwd: #9-B-13-UR

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Sep 12, 2013 at 9:27 AM

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

From: **Beverly Hickman** <bevandbelle@yahoo.com>
Date: Thu, Sep 12, 2013 at 9:25 AM
Subject: #9-B-13-UR
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "tom.breachko@knoxmpc.org" <tom.breachko@knoxmpc.org>

It is great concern regarding the proposed development off Fox Road/Canton Hollow Road. This is already a crowded area with a dangerous and inadequate road. Consideration should be given for fire safety for dense developments. Not to mention facilities that store boats with fuel. There has already been one fatality at the railroad crossing.

Please protect our already over crowded area.

Beverly and Randy Linkous
9633 Stone Canyon Lane
Knoxville, TN 37922

692-3262



MPC 9/12/13 Agenda #43

1 message

Whitehead, Nancy A. <nancy.whitehead@tdstelecom.com>

Thu, Sep 12, 2013 at 9:40 AM

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

Hello,

I'm opposed to the 328 apartment complex proposed for West Emory Road Agenda #43. West Emory Road is extremely narrow and is already bombarded with the Westland Road intersection. Please deny this development.

Thank You,

Nancy Whitehead

Resident of The Village S/D



Fwd: Emory Church Road Development - "NO"

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 10:31 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

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

From: **Bruce & Patricia Mayhugh** <rbmmpm@bellsouth.net>
Date: Thu, Sep 12, 2013 at 10:24 AM
Subject: Emory Church Road Development - "NO"
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@clairbornehauling.com" <herb@clairbornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "NathanJ.Kelly@gmail.com" <NathanJ.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear MPC Commissioners:

I just learned today there is a meeting being held to consider the development of Emory Church Road, targeting the addition of 328 apartments, 178 storage sheds, and 76 boat marina. I implore the Commissioners to vote "NO" to this development.

Emory Church is a narrow 2 lane country road that local residents use to transit from Westland to Kingston Pike. The road follows the natural contour of the land with its many twists and turns, and the acreage under consideration is home to a variety of wildlife and local as well as migratory birds. To disrupt the natural contour, and to further displace the wildlife by adding more housing would be a travesty. One of the reasons we moved to the area is because of its beauty. The proposed development of Emory Church will destroy what little greenway remains in the corridor between Northshore and Kingston Pike.

As a resident of Treymour Village, we are already faced with a heavy traffic flow because of Lotts School, and the growth on Northshore/Pellissippi. With current traffic there is difficulty turning west onto Westland, and the back-ups on the exit ramps of the Pellissippi are opportunities for serious accidents to happen. I cannot image the additional traffic flow that will be created by the addition of 328 apartments, 178 storage sheds and a 76 boar marina. Assuming 2 car household, that's at least another 650 - 700 cars transiting Emory Church Road and Westland. This is unreasonable for the area. I do NOT want to see Westland Drive with 7 stoplights in a 2 mile distance, nor to have the traffic flow like Northshore and KP.

Another concern is the proximity of the development to the railroad tracks. within the recent past you will recall a train derailment in the Turkey Creek neighborhood. The trains are frequent, and come quite quickly through the Emory Church area. The risk of derailment puts more people at risk, and the the potential for train to car accidents at the 2 SMALL rail crossings increases.

MPC November 14, 2013

Agenda Item # 23

I'm sure others have already voiced their concerns, and I agree the roads are inadequate, this would cause further

overcrowding of the schools, the proposed development could negatively impact property values, and increase crime rates. In addition to potential train derailments there are other fire safety issues with boat storage and a marina (note there are 2 other marinas already in this backwater area of the TN River).

PLEASE VOTE "NO" to the Emory Church Road Development plan.

Patricia Mayhugh

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:8652152500)
Fax: [\(865\) 215-2068](tel:8652152068)
www.knoxmpc.org



Fwd: File #9-B-13-UR Westland Cove proposal

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Fri, Sep 13, 2013 at 8:38 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>

RE: Items 31 & 43

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

From: <dkennedy1@comcast.net>
Date: Thu, Sep 12, 2013 at 4:49 PM
Subject: File #9-B-13-UR Westland Cove proposal
To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

The Emory Church Road development is a TERRIBLE idea for those of us who live near this proposed plan.

- 1) Traffic is so horrible off of Westland already, and this will make it so much worse.
- 2) Emory Church Road is a narrow road that does not need more traffic either.
- 3) A.L. Lotts school just got some relief because of the new Northshore school but this development will lead to immediate overcrowding again.

On behalf of all those of us who will be negatively affected by this plan, I ask that you not continue with the development.

Sincerely,
Donna Kennedy

--
Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
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Fwd: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 11:35 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

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

From: **Alberto Del Rosso** <adelrosso1@yahoo.com.ar>
Date: Thu, Sep 12, 2013 at 11:33 AM
Subject: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.or" <michael.brusseau@knoxmpc.or>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

To:

Mr. Tom Brechko, Mr. Michael Brusseau and Mr. Mark Donaldson
Metropolitan Planning Commission
Suite 403, City/Co. Bldg,
400 Main St., Knoxville, TN 37902

Dear Mr. Brechko, Mr. Brusseau and Mr. Donaldson,

I hereby express my concern regarding the **909 Emory Church Rd. "Westland Cove" Proposal**. I firmly believe that an apartment complex of that size in the proposed location will create some serious problem to the community neighbors, such as increased traffic on inadequate roads, School overcrowding and neighbors safety.

Indeed a quick overview of the area is enough to realize that the existing infrastructure is insufficient. The road where the entrances to the complex will be located – Emory Church Rd. - is a curvy and very narrow secondary road with no shoulders and limited sight distance. The other connecting roads - Fox Rd and Canton Hollow – are on the same conditions. Roads in the area already far from being adequate for the existing traffic conditions, much less with the addition of such a significant complex.

Please, let me know if there is any other avenue for me to express my discontent with this project in the way it has been proposed.

Sincerely

Alberto Del Rosso
9901 Misty Grove Ln
Knoxville, TN 37922

De: SUSANA GORELIK <sgorelik64@yahoo.com.ar>

Para: alberto <adelrosso1@yahoo.com.ar>

Enviado: jueves, 12 de septiembre de 2013 7:38

Asunto: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

Albert, abajo te mando la referncia y las direcciones de algunos a los que hay que escribir acerca de las preocupaciones que tenemos si se lleva a cabo el proyecto en emory chuch. Escribiles si podes y copia las direcciones de los tres.

Para: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>; "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>; "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



Fwd: Vote No on the Zoning variance for "Westland Cove" File #9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 11:06 AM
To: Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: **Joshua Reed** <joshuastephenreed@yahoo.com>
Date: Thu, Sep 12, 2013 at 10:59 AM
Subject: Vote No on the Zoning variance for "Westland Cove" File #9-B-13-UR
To: "herb@clibornehauling.com" <herb@clibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.J.Kelly@gmail.com" <nathan.J.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "tom.brechoko@knoxmpc.org" <tom.brechoko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: Hannah Reed <hannahhowardreed@yahoo.com>

Dear MPC board and staff:

Please vote "No" to the Westland Cove zoning variance request: (file #9-B-13-UR).

- * The schools and roads in the area off of Westland Drive are already overflowing with traffic due to a population explosion.
- *The proposal calls for 8 entrances on a very narrow stretch of Emory Church Road that is already unsafe at times.
- *A.L. Lots and West Valley Middle schools are already crowded.
- *328 apartments and a harbor with marine fuel will create a fire hazard with roads that are too narrow for access by emergency personnel.

Joshua & Hannah Reed-
811 Hammerstone Lane
Knoxville, TN 37922

Joshua S. Reed
Attorney-at-Law
5915 Casey Drive
Knoxville, TN 37909

P. (865) 450-3333
F. (865) 450-1099

MPC File #9-B-13-UR - Emory Church Road

1 message

Sherry Whitaker <whitakerknox@earthlink.net>

Fri, Nov 1, 2013 at 11:29 AM

Reply-To: Sherry Whitaker <whitakerknox@earthlink.net>

To: mark.donaldson@knoxmpc.org

Cc: michael.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org, bettyjo.mahan@knoxmpc.org

Dear Commissioners,

As a homeowner who lives across the lake from the proposed development at 909 Emory Church Road, I am asking you to oppose the rezoning and development of this property as presented. Each of the homes located on this cove has an acre or more of property (most more than 3 acres). Each of the long-term residents has made a substantial investment of time and money into our homes and property. Adding 9 four-story apartment buildings on the east side of Emory Church Road would substantially change the character of our neighborhood surrounding the cove. Our neighborhood should remain single-family housing in accordance with the character of the community.

I would like to pose my questions and concerns to you and ask you to thoughtfully factor these into your decision:

-The actual usable acreage of the property is in question. Knox County Records indicates that the Melgaard property is 92 acres, yet the developer is claiming 111 acres. The developer told me that no survey has been done. Without a survey, how can the MPC staff determine that "66.67" acres are developable? From my understanding the Melgaards were paid for the land west of Pellissippi Parkway that became landlocked. Shouldn't it be excluded from being counted in usable acreage? Also, the area to the north and east of Emory Church Road has extensive sewer easements and therefore that portion should also be excluded from developable acreage. Since the number of units is based on acreage, verifying the actual developable acreage is very important.

-The Southwest Sector plan acknowledges that sinkholes exist south of George Williams Road and east of Fox Road. Quoting from the Southwest Sector Plan "Development near sinkholes can be a serious concern because of underground water pollution (for example, silts or toxin going into well water), flooding, and land collapse." All the homes around the lake have wells. Has the effect that blasting will have on an area filled with sinkholes been evaluated? What effect will blasting have on the caves through which Ten Mile Creek flows?

-The marina as designed monopolizes the entire lake area between Emory Church and Pellissippi Parkway with boat slips on both sides of the lake and a pedestrian bridge over the top. There is currently boat traffic in and out of the cove. The marina would be an infringement on the right of the homeowners in the cove and others to travel through this area without passing through the middle of a commercial establishment.

-With condition 14 of the use on review indicating no dispensing of fuel from the marina, I am concerned about how much fuel will be stored in the boats, in the boat slips, or the boat storage sheds. There is a potential fire hazard with storing fuel at the site.

-As a nearby neighbor, I am also concerned about the condition with states that a portion of the property on both sides of Emory Church Road must be dedicated for public access. The developer is claiming this complex will be a secure, gated community. But on the other hand, it will be accessible and open to the public? It is not clear to me where the public would

park and how they would even be able to access the area to the west of Pellissippi Parkway (which joins only at the base of a steep slope where the bridge meets the water). There is no walkability into the development from the surrounding areas as there are no sidewalks in this area. As the mother of children, having the general public roaming the woods in our neighborhood is worrisome.

-I would also like to raise your awareness to the special wildlife habitat of the cove. Each year we have blue herons and ospreys which nest in this area. A rare salamander (Berry Cave Salamander) has been documented to live in the cave on the adjoining property. It is only known to exist in a few caves in the world. Other residents include beavers, deer, wild turkeys, ducks and a bald eagle. Extensive construction and then the noise and lights generated by the apartment complex and marina would negatively impact this ecosystem. It is a very special place.

The proposed development is just not the right development for this property. I respectfully ask you to oppose.

Sincerely,

Sherry Whitaker

823 Zola Lane