

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

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



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



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 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: 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, wstowers@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



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



Betty Jo Mahan <bettyjo.mahan@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

Fax: (865) 215-2068
www.knoxmpc.org



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]

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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: 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: 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





Betty Jo Mahan <bettyjo.mahan@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

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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: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]



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

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

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



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.



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

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



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

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)

-



Betty Jo Mahan <bettyjo.mahan@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



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

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

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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: 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>

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



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

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

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400 Main St.
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Betty Jo Mahan <bettyjo.mahan@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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Michael A. Brusseau, AICP, Senior Planner
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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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



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

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@mbiarch.com" <brianpierce@mbiarch.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)**



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

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

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Knoxville, TN 37902
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Fax: (865) 215-2068
www.knoxmpc.org



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

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



Betty Jo Mahan <bettyjo.mahan@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)



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

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



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.

--

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

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



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

--

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: 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

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: 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: 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



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

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](tel:865-803-8080)
bluegirl7@live.com



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



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

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>, 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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Svenska: www.cardinalhealth.com/legal/email



Betty Jo Mahan <bettyjo.mahan@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)



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

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](tel:865-206-4011)
golftownsend@hotmail.com

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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: 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]



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



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

Fwd: FW: NO To 328 Apartment Complex on Emory Chruch 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 Chruch 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 Chruch 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: 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
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



IMG_2394.JPG
2776K

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

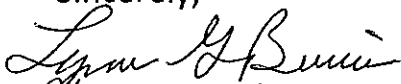

Dear Mr. Donaldson,

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.

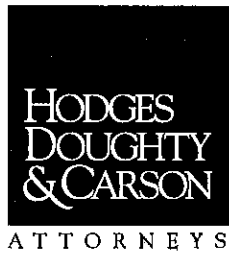
This road is very narrow so 328 apartments and 200 boat storage units will create a treacherous traffic situation on roads and intersections that are already very dangerous and frequently blocked completely with traffic at the railroad crossings.

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,

Mr. and Mrs. Lynn Bevins
648 Fox Road
Knoxville, TN 37922



ROY L. AARON
 DEAN B. FARMER
 ALBERT J. HARD
 EDWARD G. WHITE II
 THOMAS H. DICKENSON
 J. WILLIAM COLEY
 J. MICHAEL HAYNES
 T. KENAN SMITH
 WAYNE A. KLINE
 B. CHASE KIBLER
 CHRISTOPHER D. HEAGERTY
 KRISTI M. DAVIS
 JOSHUA M. BALL
 JOSHUA J. BOND
 LISA J. HALL
 KANDI R. YEAGER
 E. MICHAEL BREZINA III
 W. MICHAEL BAISLEY
 OLIVER D. ADAMS

ASSOCIATES
 WESLEY D. STONE
 WILLIAM D. EDWARDS
 NATHAN E. MORGAN

 SPECIAL COUNSEL
 CHRISTOPHER A. HALL

 OF COUNSEL
 ROBERT R. CAMPBELL
 JOHN W. WHEELER
 DALTON L. TOWNSEND
 DAVID N. WEDBKIND
 JULIA S. HOWARD
 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

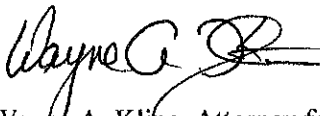
Re: File #9-B-13-UR, 909 Emory Church Road "Westland Cove" Application

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