



Opposition to Agenda Items 9-A-13RZ and 9-B-13UR Items 31 and 43

Anita Biernacki <anitabiernacki@gmail.com>

Wed, Sep 11, 2013 at 10:29 PM

To: mark.donaldson@knoxmpc.org, bettyjo.mahan@knoxmpc.org, buz.johnson@knoxmpc.org, mike.brusseau@knoxmpc.org, tom.brechko@knoxmpc.org, dan.kelly@knoxmpc.org

To Members of the Knox MPC

I am writing to express my strong opposition and emotion against the planned apartment complex at Emory Church Road in Knoxville. I travel on Fox and Emory Church Road everyday to work and thus I can tell you that the traffic on these roads is already at capacity! There are many people that use this as a short cut to get to George Williams road to go to the school because Ebenezer gets very backed up around rush traffic. A few times I have had people that have swerved into my lane on Emory Church Road and it is very dangerous at the blind spot curves. One of the deciding factors of moving to this area just recently was the fact that my husband and I would not have to cross high traffic and have a safe commute. Please do not turn this into an unsafe place to live for our community! If I knew that this place was going to be built I would not purchase a house in these neighborhoods.

Please consider the voice of the community and respect the concerns of its residents!

Anita Biernacki

Tan Rara resident



Fwd: Emory Church Rd.

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 4:33 PM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, John Huber <john@southernsignature.net>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Items 31 & 43

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

From: **Bryan Butler** <bbutler@workoutanytime.com>
Date: Wed, Sep 11, 2013 at 4:24 PM
Subject: Emory Church Rd.
To: tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear. Sirs,

I am a business owner and resident in the area directly affected by this development. I am also an American, who believes that landowners, not governments should determine how to better use the land they own and on which they pay taxes.

As a business owner, I am excited about the possibility of additional customers that will be living in the apartments a short distance from me. They will be traveling down Emory Church road then on to Fox road in order to get to Kingston Pike. The Fox Rd / Kingston Pike intersection is directly across from my parking lot with great visibility for my business.

But as a resident, I am seriously concerned about the increased traffic associated with the 320 apartments proposed at the site. Apartment dwellers tend to be a younger demographic which also tend to take more risks, especially when driving. I have lived in and owned a home in a subdivision who had the misfortune of a new apartment complex as new neighbors, it does not have a good ending. Traffic in the subdivision more than tripled, (Elkmont Rd.) Speeding, loitering and traffic accidents in the subdivision have now became the norm, where it used to be the exception.

Getting back to the use of privately owned land...like I said earlier, private property owners should have the right to use their land however they wish; but at the same time government has responsibility also. Governments place in this matter is to insure that such a development comes with the proper improvements to the road system and surrounding infrastructure to insure the safety of the citizens.

If you allow this change in the zoning so this development can be made, you must INSTANTLY move forward on road improvements to the entire road system where traffic will be increased... Widen Emory Church Rd and Fox Rd, Install a red light at Kingston Pike. The Fox Road and Kingston Pike intersection is already VERY DANGEROUS. Please do not let it become worse. PLEASE DO NOT LET PEOPLE GET KILLED BEFORE YOU MAKE THIS INTERSECTION SAFE.

Allowing this development without fixing the intersection of Fox Rd and Kingston Pike will hurt my business.

Please take this letter into consideration when you make recommendations or decision on this development.

Sincerely,

Bryan Butler

Phone: 865-470-4848



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

2 messages

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

Thu, Sep 12, 2013 at 8:08 AM

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

From: **SUSANA GORELIK** <sgorelik64@yahoo.com.ar>
Date: Thu, Sep 12, 2013 at 7:28 AM
Subject: Reference: File #9-B-13-UR 909 Emory Church Rd. "Westland Cove" Proposal
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

My name is Susana Gorelik , I live in 9901 Misty Grove Ln, 37922. My neighborhood is "Fox Vie"

I say "NO" to Emory Church Road Development.

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

Thu, Sep 12, 2013 at 9:00 AM

RE: Items 31 & 43

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



Fwd: Please take a drive...

2 messages

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

Thu, Sep 12, 2013 at 8:07 AM

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

From: **Libby Griffin** <LGriffin@ortn.edu>

Date: Thu, Sep 12, 2013 at 7:18 AM

Subject: Please take a drive...

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

Good Morning, Commissioners,

As you leave your homes, please take five minutes to consider this request:

Drive one mile from your home in any direction down a two-lane, minimal-shoulder, ditch-lined road that takes you through homes and little else. At the end of that mile, look around you and, if you are me, you see beautiful land that will make nice homes for other people.

Now imagine, instead, the seven acres immediately surrounding you as a big warehouse and parking lot with heavy traffic on one side and a gravel parking lot filled with over-grown boat trailers and sheds on the other side.

My neighborhood has a few historic homes, a few 3000+ sq. ft. homes, a few cookie-cutter homes, and many homes like mine: a ~2000 sq. ft. tri-level house built in the 1960's. It has homes, churches, and schools.

I can't come to your meeting today. Note the time-stamp; I must leave immediately or be late to my school, so this is my last chance to ask you:

Please vote "NO" to BOTH proposals to use my neighborhood for the developer's gain - to Reference Files #9-A-13-RZ and #9-B-13-UR, the 909 Emory Church Road "Westland Cove" Proposal.

Thank you,

Libby Griffin

922 Fox Road

Knoxville TN 37922

Michael Brusseau <mike.brusseau@knoxmpc.org>

Thu, Sep 12, 2013 at 8:59 AM

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

RE: Items 31 & 43

[Quoted text hidden]

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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

File #9-B-13-UR 909 Emory Church Rd. Westland Cove Proposal

Hill, David <dh2211@gates.com>

Thu, Sep 12, 2013 at 8:37 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michaelbrusseau@knoxmpc.org" <michaelbrusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "nathan.j.kelly@gmail.com" <nathan.j.kelly@gmail.com>, "cfloxmax@hotmail.com" <cfloxmax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@gmwkx.com" <jwroth@gmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>
Cc: "Hill, Lisa P (hilllp@usec.com)" <hilllp@usec.com>

MPC Staff and Commissioners,

As a nearby resident of the proposed development, I have some concerns that I would like to express.

1. Building a 328 unit apartment complex in this location will in my opinion create serious traffic issues on Emory Church Rd., Fox Rd., Canton Hollow Rd, and Westland Dr. This development would add 500+ cars traveling on these roads daily. Where Emory Church Rd. becomes Fox Rd. it is very narrow with little room for widening the road. The curve where this development is planned is somewhat blind when traveling eastbound toward it. These roads are already congested in morning and evening travel hours. Why add more congestion??
2. We already have 2 nearby marina's one on Fox Rd. and at Concord. Adding another marina will just add more weekend traffic on already narrow, dangerous roads.
3. We just built a new school at Northshore Dr. to alleviate the crowding issues at Bluegrass Elementary, AL Lotts, and Farragut Primary. Wouldn't this development defeat some of the gains made with building the new school and rezoning the area??

For Traffic Safety, Neighborhood Safety, and School Overcrowding please do not allow this development to proceed.

Thank you for your time, consideration, and service,

DAVID HILL

Territory Sales Manager

Automotive Aftermarket Sales





Fwd: File # 9-B-13-UR

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

Thu, Sep 12, 2013 at 8:07 AM

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

From: **Ira Houchins** <irahouchins@comcast.net>
Date: Thu, Sep 12, 2013 at 3:33 AM
Subject: File #9-B-13-UR
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Mark,

I vote no Westland crossing way. This is appalling to house 328 apts boat storage and marina in this small of a space. Stop this from moving forward.

Regards,

Maria



Fwd: File 9-A-13-RZ and File 9-B-13-UR

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 3:24 PM

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

RE: Items 31 & 43

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

From: **Mark Jackson** <mejackson@bellsouth.net>

Date: Wed, Sep 11, 2013 at 3:23 PM

Subject: File 9-A-13-RZ and File 9-B-13-UR

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

I am writing you to express my concerns regarding the Emory Church Road development of 328 apartments, 178 boat storage sheds and 76 boat marina.

My address is 850 Zola and our property joins this property.

This development would greatly increase the amount of traffic on the narrow roads in the area. There is already too much traffic in the area and the intersection of Westland Drive and Emory Church Road is horrible.

The schools in the area are already at their capacity.

It would destroy the natural beauty of the area.

Most all of the homes surrounding this property are on larger tracts of land and having apartments next door would decrease the property values.

The marina would hinder or block access to the main lake.

Increase in neighborhood safety.

Please vote NO to this development!

Thank you

Mark Jackson

I am writing to request that you vote to deny this proposal. While I understand and appreciate a property owner's need to sell their property, I am concerned about the effect this proposal, if passed, will have on the owners of property Emory Church Road & Fox Road. Fox Road connects with Kingston Pike next to Calhoun's and Canton Hollow Road, which connects to Kingston Pike at Costco/Lovell Road and is used as a connector road frequently. My concern is the amount of increased traffic this plan will Make. The estimated traffic impact is stated as 2817. This, I think, is an understatement. The speed limit on this road is 30 mph, but is exceeded by the majority of travelers on Fox Road. Fox Road is a very narrow road with a railroad track on one side and on most of the road, a drop off. There are no shoulders on the road. We have had a tractor trailer truck full of plywood turn over in my front yard, a vehicle run through my front yard and damage my front porch and the fire hydrant next to my home has been hit multiple times. My neighbors to the west had an ice truck turn over in their front yard and total two vehicles and damage their home. These are just a few instances of the type of accidents that have occurred due to the narrowness of Fox Road. Fox Road Marina is three homes west of my home and vehicles towing boats frequently run off the road into my front yard. I cannot imagine what this road will be like with even 328 more vehicles traveling this road, not to mention the increased traffic of vehicles towing boats.

Also, we currently have two marinas on this cove, what kind of environmental impact will adding another 300 boats have?

I would invite any of you to my home to observe the current traffic & look at the impact this high density development will have on this neighborhood.

I am also concerned that the type of zoning proposed is inviting commercial development (which a marina is) which will add traffic again.

I respectfully request that you:

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

Suzan W. Jordan,
1000 Fox Road
Knoxville, TN 37922
[865-389-9476](tel:865-389-9476)
iamswj@yahoo.com



Fwd: Reference File #9-B-13-UR 909 Emory Church Road ³Westland Cove² Proposal

2 messages

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

Thu, Sep 12, 2013 at 8:06 AM

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

From: **Cliff Kirk** <cliff@towergear.com>
Date: Wed, Sep 11, 2013 at 6:30 PM
Subject: Reference File #9-B-13-UR 909 Emory Church Road ³Westland Cove² Proposal
To: michael.brusseau@knoxmpc.org, tom.brechko@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.Kelly@gmail.com, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com
Cc: LGriffin@ortn.edu, Anna Kirk <anna.kirk@siemens.com>, Brandon Kirk <bkirk07@gmail.com>

re: Reference: File #9-B-13-UR

909 Emory Church Rd. "Westland Cove"

Dear Members of the Knoxville Metropolitan Planning Commission:

My name is William C. Kirk. I live at 1012 Fox Rd, Knoxville, TN. Approximately one mile from the proposed Westland Cove Development. I have lived at this address since October 1998. Prior to that I lived at 1010 Fox Road with my parents, Don and Alice Kirk, from 1967 until 1996. They still reside at this address.

This area of Knox County along Fox Road and Emory Church Road is not positioned to withstand the proposed impacts of the Westland Cove Development.

I would like to urge the MPC to reject any rezoning request (#9-A-13-RZ) that does not combine all the property into a single PR zone so that commercial uses (marina or other) will be properly regulated within the overall context of any Planned Residential (PR) development. I would like to further urge the MPC to reject the proposed marina development (#9-B-13-UR) maintaining the single-family residential nature of our community and preventing any significant commercial development within this residential neighborhood.

As a long time resident of this are I would like to express the following observations and opinions:

I would to first address the concept of the proposed marina and boat storage along the Sinking Creek Embayment. This area is a wonderful part of our lakes system. Many boaters come to this part of the lake system to escape the larger boats and waves of the main river. Families, kayakers, paddleboards, swimmers, and even church baptisms take place along this part of one of our greatest resources.

The June 1980 expansion of Fox Road Marina was limited to only 50 feet from the proposed 220 feet following recommendation's by TVA, MPC and the Army Corp of Engineers. It was stated that Sinking Creek Embayment was a saturation point with boat-traffic, water depth and water quality all at issue.

Since that time, Concord Marina has seen a massive expansion allowing for two large marinas to currently exist on this overcrowded waterway. The areas along both sides of the bay are under constant attack by waves causing erosion and destruction to personal property.

The section of Sinking Creek under review for this project is very limited in size and water depth. The channel leading out of that end of the bay is very narrow and shallow allowing only one boat to pass through safely under speed above idle. An additional marina and boat storage of that capacity would create gridlock on this Sinking Creek and undoubtedly render this entire area of the lake a no wake zone. This would be a complete infringement on the rights of the users of this TVA Lake.

Increased traffic on inadequate roads is an even greater area of concern for residents. Vehicle travel along Fox Road and Emory Church Road is regular and consistently well beyond the posted 30 MPH speed limits. It is hard to even get our mail due to the frequent high-speed traffic. Day and night, vehicles use Fox Road as an access point from Westland Drive, Canton Hollow Road, Woody Drive and George Williams Road. Most days, it is difficult to get out of a driveway along Fox Road. The increased traffic would cause an even greater danger to the current residents. Not to mention, the concerns of added traffic at two narrow railroad crossings.

The road system in this area is barely adequate for the current traffic levels. It is unimaginable what type of traffic problems would be caused by the cars, trucks and support vehicles created by the proposed large quantity of high-density apartments, with the boat storage and a marina. Fox Road cannot be widened to due to the Norfolk Southern Railway system to the north, houses to the south and the Interstate 140 overhead crossing. Areas along Fox Road running north and south intersecting with Kingston Pike are limited due to I-140 and a running stream, a gully, residences and commercial developments closer to Kingston Pike.

The proposed marina and restaurant on Fox Road adjacent to Fox Road Marina was criticized for these same reasons. Local residence felt this was an infringement on our way of life and created a safety hazard. Fortunately, our government supported to community and rejected this proposal.

I can only hope that members Knoxville Metropolitan Planning Commission can see that this development is not in the best interest of our community. It will create a hardship on existing property owners in order to

make a profit for this developer.

I, like many of my neighbors, request that you reject the proposed re-zoning requests, in whatever structure they may take, that would negatively affect our community allowing construction of high density housing, apartments and/or any type of marina and/or boat storage at 909 Emory Church Road. The proposed projects do not fit in to our community and not appropriate for the current land uses of this area of Knox County.

Very truly yours,

William C. Kirk

1012 Fox Road

Knoxville, TN 37922

[865-671-1664](tel:865-671-1664)

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 8:56 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

[Quoted text hidden]

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



Fwd: Proposed "Westland Cove" Rezoning and Development for Emory Church Road

Michael Brusseau <mike.brusseau@knoxmpc.org>

Thu, Sep 12, 2013 at 8:57 AM

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

RE: Items 31 & 43

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

From: **Dale LaCount** <lacountdf@yahoo.com>

Date: Wed, Sep 11, 2013 at 9:00 PM

Subject: Proposed "Westland Cove" Rezoning and Development for Emory Church Road

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

Cc: "lacountdf@yahoo.com" <lacountdf@yahoo.com>

We have reviewed the MPC website for agenda items 31 and 43 scheduled to be discussed at your Sept. 12, 2013 meeting. Although we are unable to attend the meeting, our message to the MPC is that we are strongly opposed to both the rezoning and the construction of the apartment buildings, boat storage sheds, and marina.

There are a number of reason that this development should not be approved:

1. Traffic: Emory Church is an extremely narrow road that is used by many people in the area to get to their residences and as a shortcut to get to Farragut, Turkey Creek, etc. At certain times of the day, it is extremely congested. We can't imagine how bad it would be with 328 apartments adding additional traffic to the area.
2. Schools: Can A.L. Lotts and other schools in the area handle the additional students that could be added with the addition of the apartments?
3. Neighborhood: Currently mainly single family residences are in the area. Why add transients to the mix?
4. Land: There is insufficient useable land to build such a complex

Again, please vote no.

Dale & Ilene LaCount
8917 Legends Lake Lane
Knoxville, TN 37922

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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: Opposed to Rezoning

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

Thu, Sep 12, 2013 at 8:08 AM

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

From: **Bobbie** <bobbieleatalo@gmail.com>
Date: Wed, Sep 11, 2013 at 10:26 PM
Subject: Opposed to Rezoning
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear Metropolitan Planning Commission Staff:

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

In addition to the safety concerns that the additional traffic would bring I don't feel any commercial zoning is welcome in the area. The property is right in the middle of several small subdivisions and neighborhoods with thriving families. This proposal has potential to hinder the market value of our homes as well. Living this close to Pellissippi Parkway already presents challenges for resale and the expansion of Fox Road Marina like business would only turn more potential buyers away.

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

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

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

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

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

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

Yours Sincerely,

Bobbie Lea Talo



Fwd: #9-B-13-UR

1 message

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

Thu, Sep 12, 2013 at 9:27 AM

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

From: **Beverly Hickman** <bevandbelle@yahoo.com>

Date: Thu, Sep 12, 2013 at 9:25 AM

Subject: #9-B-13-UR

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

It is great concern regarding the proposed development off Fox Road/Canton Hollow Road. This is already a crowded area with a dangerous and inadequate road. Consideration should be given for fire safety for dense developments. Not to mention facilities that store boats with fuel. There has already been one fatality at the railroad crossing.

Please protect our already over crowded area.

Beverly and Randy Linkous
9633 Stone Canyon Lane
Knoxville, TN 37922

692-3262



Fwd: Westland Cove

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

Thu, Sep 12, 2013 at 8:39 AM

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

From: **Jana Poland** <jpoland@cakmail.org>
Date: Wed, Sep 11, 2013 at 9:03 PM
Subject: Westland Cove
To: tom.brechko@knoxmpc.org

I will be unable to attend tomorrow's meeting to vote so I will give my vote here. I vote NO to the apartments/marina/and boat slips. I live off of Canton Hollow Road so I am speaking with experience. The road is already too small for the traffic it carries now. Adding more people to an already crowded environment is a disaster waiting to happen.

Single housing residences are all we need in this area. It is a beautiful area and one I chose to live in because it is quaint and quiet.

More people will mean more traffic, cars, people, school crowding, even water traffic.

I hope that I am heard and that the people who have lived in this area for a while are listened to for this vote.

I appreciate your time.

-- Poland
10281 Canton Place Ln.
Knoxville TN 37922

~ Mrs. Jana Poland ~

Christian Academy of Knoxville

Now may the God of peace Himself sanctify you completely, and may your whole spirit and soul and body be kept blameless at the coming of our Lord Jesus Christ." 1 Thessalonians 5:23



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

Fwd: Westland Cove proposal

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Sep 11, 2013 at 3:36 PM

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

RE: Items 31 & 43

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

From: <norsea27@charter.net>

Date: Wed, Sep 11, 2013 at 3:32 PM

Subject: re:Westland Cove proposal

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

Dear Sirs, This is in regard to (file#9-b-13-ur, 909 Emory Church Rd., "Westland Cove" proposal) I reside in Fox Landing on Fox Rd. I'm very much against the proposed apartment development on Emory Church Rd. This area of west Knoxville would not benefit from the proposal, rather it will hurt our community in many ways. I take pride in the community which consists of single family dwellings, higher end and upscale condos, town houses, homes etc;. The proposal brings many problems to this area as outlined in the following.... (Increased traffic on Westland Dr./Emory Church Rd/Fox Rd/Canton Hollow/George Williams and the intersection of Fox Rd. and Kingston Pk. which has no red light and is currently a problem getting onto K-pike and back onto Fox Rd.... Long wait times as it is currently.), (inadequate existing roads for such an increase in traffic that 328 apartments would cause. It would increase the danger of traffic accidents from driveway traffic onto these roads. The proposed apartments will have 8 entrances/exits onto Emory Church Rd. which is already narrow, curvey with limited sight distance. The same is true of the other roads mentioned here.), (Apartments by their very nature are often considered negative to communities as they bring increased crime, traffic, road hazards, overloading of area schools, increased traffic noise for local residents, increased litter on roadways, yards etc;, decreased desirability for living in this area and decreased home values.). The plan for 328 apartments on less than 30 acres is crazy. This means approximately 11 apartments per acre. This proposal would create a very dense apartment concentration which is ugly and dangerous as it causes a fire hazard. Emergency response personnel are at increased danger due to the above mentioned road hazards whether it be fire, police or medical and furthermore these emergency resources would be strained. In summary I am not pleased with the apartment proposal and DO NOT want it here. I say NO!!!! to this apartment proposal. Sincerely, Scott Haley, 821 Rising Mist Lane, Knoxville, TN. 37922... Phone # 865-323-6928.

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



Travis Shields <travis.shields@knoxmpc.org>

Item 31 and 43 agenda sept 12th. For the commissioners agenda

1 message

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

Wed, Sep 11, 2013 at 3:17 AM

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

I just figured out why the developer withdrew fuel storage today from the marina plan at 909 Emory church rd. they never really intended to build it. All they want to do is build the apartments. What is a marina without fuel. Their boaters will also have to spend at least 30 minuets of no wake zones at Fox marina and Concord marina before they can really start boating at real speed. The 909 Emory church rd project is a pretty dream on paper. All they want is really were the money is at in the rental apartments. All this work your staff has done on this marina is a smoke screen. The shared land with parks and recreation that is land locked already is a smoke screen. All they want really is 328 apartments at 1000 a month. They are doing a song and dance and y'all might have well have signed up for a timeshare sales presentation in pigeon forge. Sorry for all the effort your staff has put into stuff that will never happen.
Don't bite on the hook!

Travis Shields
(865) 292-1516



Fwd: new apartments on Emory Church Road

1 message

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

Wed, Sep 11, 2013 at 6:23 PM

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

From: **Caitlin Hamilton** <oceanpoint_view@yahoo.com>
Date: Wed, Sep 11, 2013 at 5:02 PM
Subject: new apartments on Emory Church Road
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Dear Mr. Donaldson,

As a resident of the View Harbour subdivision, I am writing to express my concern about the proposal to add a large apartment building to Emory Church Road. In our area—Emory Church, Fox Road, Canton Hollow, Lovell Road, and Woody—the roads are already handling more cars than I personally believe they should. Traffic is increasingly heavy, and people sadly drive well over the speed limit. As a parent whose child was zoned for AL Lotts last year, I can tell you that every morning I worried about making the turn from Emory Church Road left onto Westland. You need a light there, at the least.

I'd be remiss if I didn't add that 328 apartments will ruin some of the last scraps of land we have here, and destroy some of the last habitat available for some animals.

Perhaps looking at empty lots in Farragut is better? We have so many unused spaces, or buildings standing empty.

Please don't approve this proposal.

Sincerely,
Caitlin Hamilton Summie



Agenda Item #38 on September 12th

1 message

David Waddilove <dwaddilove@msn.com>

Wed, Sep 11, 2013 at 4:40 PM

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

I wish to add my objection to MPC's proposed rezoning in Northshore Towne Center to multi-apartments. This development has clearly been consistently approved over several years as a community environment concept with walkability & local town atmosphere. The limited access/egress design was developed without the new school population nor dense apartments being considered so I have a real concern for traffic flow when the entire project is completed. Many neighbors are also very concerned about school safety for their kids having potentially more transient neighbors as well as the heavy vehicle traffic.

It concerns me greatly that the MPC staff could have made their original recommendation for a zoning change with limited, if any of the affected public's input, which thankfully you are now receiving. I'm sure there was a sign somewhere but my neighbors and I never saw it and we drive on Northshore past the proposed site almost daily, often multiple times? Secondly as business person myself I cannot imagine Flournoy purchasing this site knowing what the original zoning was without some degree of confidence that they could get it changed???

Thanks for receiving my input. David Waddilove. 9810, Giverny Circle, Knoxville. TN (Admirals Landing).



MPC 9/12/13 Agenda #43

1 message

Whitehead, Nancy A. <nancy.whitehead@tdstelecom.com>

Thu, Sep 12, 2013 at 9:40 AM

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

Hello,

I'm opposed to the 328 apartment complex proposed for West Emory Road Agenda #43. West Emory Road is extremely narrow and is already bombarded with the Westland Road intersection. Please deny this development.

Thank You,

Nancy Whitehead

Resident of The Village S/D



Fwd: File 9-A-13-RZ and File 9-B-13-UR

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Wed, Sep 11, 2013 at 3:24 PM
To: John Huber <john@southernsignature.net>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Tom Brechko <tom.brechko@knoxmpc.org>

RE: Items 31 & 43

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

From: **Mark Jackson** <mejackson@bellsouth.net>
Date: Wed, Sep 11, 2013 at 3:23 PM
Subject: File 9-A-13-RZ and File 9-B-13-UR
To: "mike.brusseau@knoxmpc.org" <mike.brusseau@knoxmpc.org>

I am writing you to express my concerns regarding the Emory Church Road development of 328 apartments, 178 boat storage sheds and 76 boat marina.

My address is 850 Zola and our property joins this property.

This development would greatly increase the amount of traffic on the narrow roads in the area. There is already too much traffic in the area and the intersection of Westland Drive and Emory Church Road is horrible.

The schools in the area are already at their capacity.

It would destroy the natural beauty of the area.

Most all of the homes surrounding this property are on larger tracts of land and having apartments next door would decrease the property values.

The marina would hinder or block access to the main lake.

Increase in neighborhood safety.

Please vote NO to this development!

Thank you

Mark Jackson

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



MPC Meeting - Sept 12

1 message

joyce feld <jlfeld@gmail.com>

Thu, Sep 12, 2013 at 10:03 AM

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

Dear MPC Commissioners,

I encourage you to vote **NO** to two items on your agenda.

1. **Item No. 30:** Please deny this request for a sector plan change. Although there are pockets of commercial property, the area around Ebenezer Rd is primarily residential. A change to commercial rezoning for this property would damage the character of this neighborhood and decrease the value of surrounding residences.

2. **Item No. 38:** Please deny this request for approval of use on review. This change would significantly change the character of Northshore Town Center. Town Center Zoning is a progressive concept which should be maintained throughout the development. To change this zoning so one developer can have a higher profit margin is completely unfair to area homeowners.

Thank you for your consideration of this matter.

Joyce Feld
1540 Agawela Ave
Knoxville 37919



Fwd: Emory Church Road Development - "NO"

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Sep 12, 2013 at 10:31 AM
To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, John Huber <john@southernsignature.net>, Dan Kelly <dan.kelly@knoxmpc.org>

RE: Items 31 & 43

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

From: **Bruce & Patricia Mayhugh** <rmmmpm@bellsouth.net>
Date: Thu, Sep 12, 2013 at 10:24 AM
Subject: Emory Church Road Development - "NO"
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "herb@clairbornehauling.com" <herb@clairbornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "NathanJ.Kelly@gmail.com" <NathanJ.Kelly@gmail.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear MPC Commissioners:

I just learned today there is a meeting being held to consider the development of Emory Church Road, targeting the addition of 328 apartments, 178 storage sheds, and 76 boat marina. I implore the Commissioners to vote "NO" to this development.

Emory Church is a narrow 2 lane country road that local residents use to transit from Westland to Kingston Pike. The road follows the natural contour of the land with its many twists and turns, and the acreage under consideration is home to a variety of wildlife and local as well as migratory birds. To disrupt the natural contour, and to further displace the wildlife by adding more housing would be a travesty. One of the reasons we moved to the area is because of its beauty. The proposed development of Emory Church will destroy what little greenway remains in the corridor between Northshore and Kingston Pike.

As a resident of Treymour Village, we are already faced with a heavy traffic flow because of Lotts School, and the growth on Northshore/Pellissippi. With current traffic there is difficulty turning west onto Westland, and the back-ups on the exit ramps of the Pellissippi are opportunities for serious accidents to happen. I cannot image the additional traffic flow that will be created by the addition of 328 apartments, 178 storage sheds and a 76 boar marina. Assuming 2 car household, that's at least another 650 - 700 cars transiting Emory Church Road and Westland. This is unreasonable for the area. I do NOT want to see Westland Drive with 7 stoplights in a 2 mile distance, nor to have the traffic flow like Northshore and KP.

Another concern is the proximity of the development to the railroad tracks. within the recent past you will recall a train derailment in the Turkey Creek neighborhood. The trains are frequent, and come quite quickly through the Emory Church area. The risk of derailment puts more people at risk, and the the potential for train to car accidents at the 2 SMALL rail crossings increases.

I'm sure others have already voiced their concerns, and I agree the roads are inadequate, this would cause further

overcrowding of the schools, the proposed development could negatively impact property values, and increase crime rates. In addition to potential train derailments there are other fire safety issues with boat storage and a marina (note there are 2 other marinas already in this backwater area of the TN River).

PLEASE VOTE "NO" to the Emory Church Road Development plan.

Patricia Mayhugh

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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
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