



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Dollar General - Amherst Road**

2 messages

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**Leonard, Anne** <Anne\_Leonard@bcbst.com>

Wed, Nov 12, 2014 at 8:46 AM

Reply-To: anne\_leonard@bcbst.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;, "county.mayor@knoxcounty.org" &lt;county.mayor@knoxcounty.org&gt;, Brenda Palmer &lt;bpalmer@cityofknoxville.org&gt;

Good morning everyone!!! I am sure you are getting quite a few emails so I hope our voices will be heard. See below for my previous email to the Commissioners and Mister Mayor and Miss Palmer I have also sent emails to you all along with many others in our community. We really need this large chain store to be erected somewhere other than the proposed site. It makes no sense in the very small parcel they are proposing.

I wanted to add another point to the below. Schaad owns many parcels up and down Schaad Road. As they develop that area why don't they consider that? Schaad Road is 4 lanes with turn lanes, a median, much better access...is it possible to propose a move? That road is very much traveled as it feeds to Amherst Elementary and is convenient to Oak Ridge Highway. That I believe would be a great site for this type of store!

Also, our HOA representatives have reached out to Schaad and their legal counsel to maybe delay this and discuss this in further detail...they refused to meet, talk or delay the meeting. Why not let the neighbors who will be shopping the most in their store be heard? Knowing so many in a very close proximity to this new location are against it could be detrimental to the overall success for them.

Please help us reconsider this...and we will see you tomorrow at 1:30. Thank you!!!

**Email Sent 9/30/2014 to MPC Commissioners**

***Hello MPC Commissioners!!! Just a quick email to voice my opposition to the Dollar General proposed to be erected in the front of my neighborhood, Seven Springs Subdivision. There are a few things I would like to point out, which is shared by many and I am sure you will hear from more neighbors. Thank you so much, see you October 9<sup>th</sup>***

- ***Safety/logistical concerns***
  - ***While Amherst toward Middlebrook Pike has industrial/commercial business and requires 18 wheelers and large trucks, once you crest Amherst and approach McKamey, the need for trucks of that size decreases substantially as it is mostly residential. We occasionally see delivery trucks and the occasional 18 wheeler helping a neighbor move, however on a regular basis, not the case. Those roads are narrow and heavily traveled as it is...why cause more stress on the roads knowing repaving will be required because of the heavier, more steady truck traffic?***

- *The railroad crossing has constant trains, at least six per day it seems would be my guess...sometimes more and they often STOP across Piney Grove Church Road in order to pick up/dump at a few points back on Ball Camp Road. That would be a logistic nightmare with more trucks in the way, more traffic that would face increased delays, etc. And does a business want to be just a few feet from a train track where it would make it easy for robbery getaways?*
- *What about available utilities in the area to support such a store? Will this require additional overhead lines? What about lighting in general? This could cause a headache for those at the front of our neighborhood.*
- **Aesthetics/Appeal**
  - *While we all may shop at Dollar General, do we all want one that close to our residential areas? Some thoughts were a nice country store, for example resurrect the old Amherst Market and move it there...perfect for items of convenience. Would Dollar General have lettuce, eggs, milk and Bread? Other than that, it's mostly junk food, trinket items and second hand clothing.*
  - *The lot is very small...the building will be up against the railroad tracks, what if there was a derailment?*

*So if they know most of their neighbors don't want them, what about their bottom line and profitability? Knowing many are against them and won't shop there, are you as our MPC Committee ready to sell off an abandoned building in a few years because they couldn't make it?*

*Please reconsider allowing a Dollar General on this parcel. Thank you.*

*Anne M. Leonard*

*Specialty Marketing Coordinator - East Region*

*BlueCross BlueShield of Tennessee*

*anne\_leonard@bcbst.com*

*865.588.4695 - direct line*

*865.588.4669 - secure fax*

*865.292.5267 - cell*

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Please see the following link for the BlueCross BlueShield of Tennessee E-mail disclaimer:  
[http://www.bcbst.com/email\\_disclaimer.shtml](http://www.bcbst.com/email_disclaimer.shtml)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**Leonard, Anne** <Anne\_Leonard@bcbst.com>

Wed, Nov 12, 2014 at 2:15 PM

Reply-To: anne\_leonard@bcbst.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, Brenda Palmer <bpalmer@cityofknoxville.org>

Good afternoon. I wanted to let you all know on pages 7-9 addressing item 43, the number of 41 residences near the Dollar General is very low. Seven Springs has 242 house in it alone. This subdivision is directly across the street from the proposed Dollar General. Also, across the RR tracks is another subdivision in opposition and there are about 150 houses in that neighborhood.

I would highly recommend a traffic study if one has not been done. Not only is Amherst narrow, it is very busy at all times of the day.

Also and maybe I am reading it wrong, but the two parcels are on 2 sides of the street and they total 22,000 feet. The store Dollar General is proposing is 9,100 square feet...so that would swallow one of the parcels!!! These parcels are split by Piney Grove Church Road.

Please, we ask for reconsideration. It would be great to see a nice locally owned, small convenience store there. We are not against development on those parcels however an extremely large chain store really doesn't seem to fit. The neighborhoods will be as present as possible tomorrow...of course the 1:30 meeting makes it difficult for many to break away from work. However we do have a petition in opposition. Thank you again!!!!

*Anne M. Leonard*

*Specialty Marketing Coordinator - East Region*

*BlueCross BlueShield of Tennessee*

*anne\_leonard@bcbst.com*

*865.588.4695 - direct line*

*865.588.4669 - secure fax*

*865.292.5267 - cell*

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**From:** Leonard, Anne

**Sent:** Wednesday, November 12, 2014 8:46 AM

**To:** 'commission@knoxmpc.org'; 'county.mayor@knoxcounty.org'; 'Brenda Palmer'


**Subject:** Dollar General - Amherst Road

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

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**[MPC Comment] Dollar General at intersection of Amherst and Piney Grove Church Road**

1 message

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'Linda Arnone' via Commission <commission@knoxmpc.org>

Tue, Nov 11, 2014 at 11:31 AM

Reply-To: lindaarnone@yahoo.com

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

Dear Commission Members:

Last month, the commission agenda included discussion about the potential of a Dollar General being built at the corner of Amherst Road and Piney Grove Church Road. At that time, we sent an email expressing our concerns. With the November agenda including discussion of that same matter, we would like to again state our concerns.

Presently, that intersection is a busy one just with normal traffic. The railroad track nearby often causes congestion during prime driving time. The building of this store will further congest this area that does not have the infrastructure to support this increase.

The safety of children who meet the bus at the opening of the subdivision is another concern with increased traffic.

I would ask that you would vote against building the Dollar General on this site due to these concerns.

Sincerely,

Joe and Linda Arnone  
5664 Crooked Pine Lane  
Knoxville, TN 37921  
[865-357-2093](tel:865-357-2093)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Comment - Agenda # 10-C-14-UR**

1 message

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**Matthew Bouvia** <msbouvia@gmail.com>  
Reply-To: msbouvia@gmail.com  
To: commission@knoxmpc.org

Mon, Nov 10, 2014 at 8:18 PM

Commissioners,

For your consideration, please take some time and review the data I wish to present to you regarding agenda item 10-C-14-UR (SCHAAD COMMERCIAL INVESTMENTS)

I am a City of Knoxville resident that would like to present some data and figures I believe add value to the opposition of the proposal.

#### 1 - Business Requirement for Store

The first point targets the business model for Dollar General and area "saturation". Dollar General's business model is to provide low prices in convenient locations. With over 11,000 stores nationwide, there is no doubt they have great success.

With respect to Knox County Stores, there are 22 stores. In close proximity to the proposed location, there are 7 stores within a 4.5 mile radius.

This puts any of the 7 stores with an average driving time of 6-10 minutes, 17 max, and 4-6 min. Attached is a map showing the location of the current stores in the immediate area.

With this amount of stores nearby, I ask the commission to dig deeper and to identify the business needs of this store location before approving. There are other competing store models in the area that are within a 5 minute drive. I have identified more suitable locations south of Interstate 40 in the Northshore area that have a denser population base and a higher traffic count (10K - 15K). There is currently only one Dollar General South of Interstate 40 in Knox County. There is also an open area of land with a higher traffic count (20K+) perfect for commercial development just off the Schaad Rd. extension, just off a major arterial road, Oak Ridge Highway. The most recent traffic

count for Amherst is around 3,000 to 5,000, a significantly lower traffic count vs. other current store locations.

## 2 - Historical and Current Dollar General Store Placement

Reviewing the current locations of the Dollar Generals, all of them lie on either a Major Arterial road or a Major Collector road (1). And that Major Collector road is Sutherland Ave, a highly traveled road with a large number of commercial businesses throughout with traffic count of 12,640.

Yes, Amherst Rd and Piney Grove Church Rd. are considered Major Collector Roads, but this is a high residential area, with the nearest commercial store located on Middlebrook, Western, and Oak Ridge Hwy, all major arterial roads. Traffic counts of these roads are listed in point #1.

Please ask the question before approving, why the necessity to locate a commercial store on a collector road, when 95% of the Dollar General stores in Knox County lie on Major Arterial Roads.

## 3 - Natural Light, Artificial Light

The proposed location will add additional factors in regards to artificial lighting. From the blueprints, I noticed at least 6 pole lights with additional lighting attached to the facade of the building, as well as sign lighting on the building itself. I do not have specific data on the lumens that each light will be able to produce, or the degree/angle of reflection. I am under an assumption that the light output will be significant and will be visible from the Seven Spring Neighborhood and could be a nuisance to nearby homeowners. Please challenge the lighting options that are presented, as well as landscaping buffers. The applicant needs to go above and beyond to appeal to the homeowners of nearby subdivisions, since after all, the proposed store will not sustain without customers, and in this case, those customers are targeted residents of nearby subdivisions.

## 4 - Store Logistics

According to blueprints, the parking footprint and loading dock footprint are small in nature. Please challenge how this will affect traffic flows in the area, especially in regards to delivery traffic to the proposed store. It appears there will be minimal

transition space for a full 18 wheeler to maneuver in the parking lot with patrons parked. How will deliveries be managed at this proposed store? Will the 18 Wheeler park on Amherst, impeding traffic in order to deliver goods? This could be a dangerous situation. There are documented cases of delivery trailers hitting objects and getting stuck off road in tight areas such as the one presented on Amherst. Especially with the entrance/exit roadway reduced to 2 way as proposed by staff, this will reduce turning radius even more, with possibility of trailer jumping curbs and destroying neighboring landscaping and grass.

There are more variables than just these, but these are the main points I would like to present to the commissioners for review.

I am against the approval of this proposal.

Thank you for your time and consideration,

Matthew Bouvia  
[msbouvia@gmail.com](mailto:msbouvia@gmail.com)

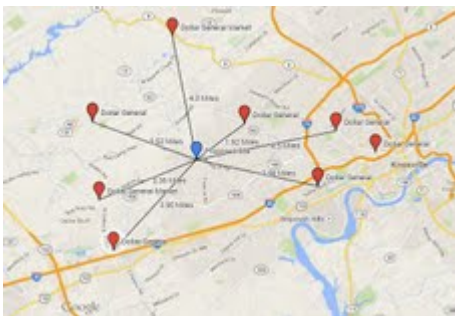
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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**3 attachments**

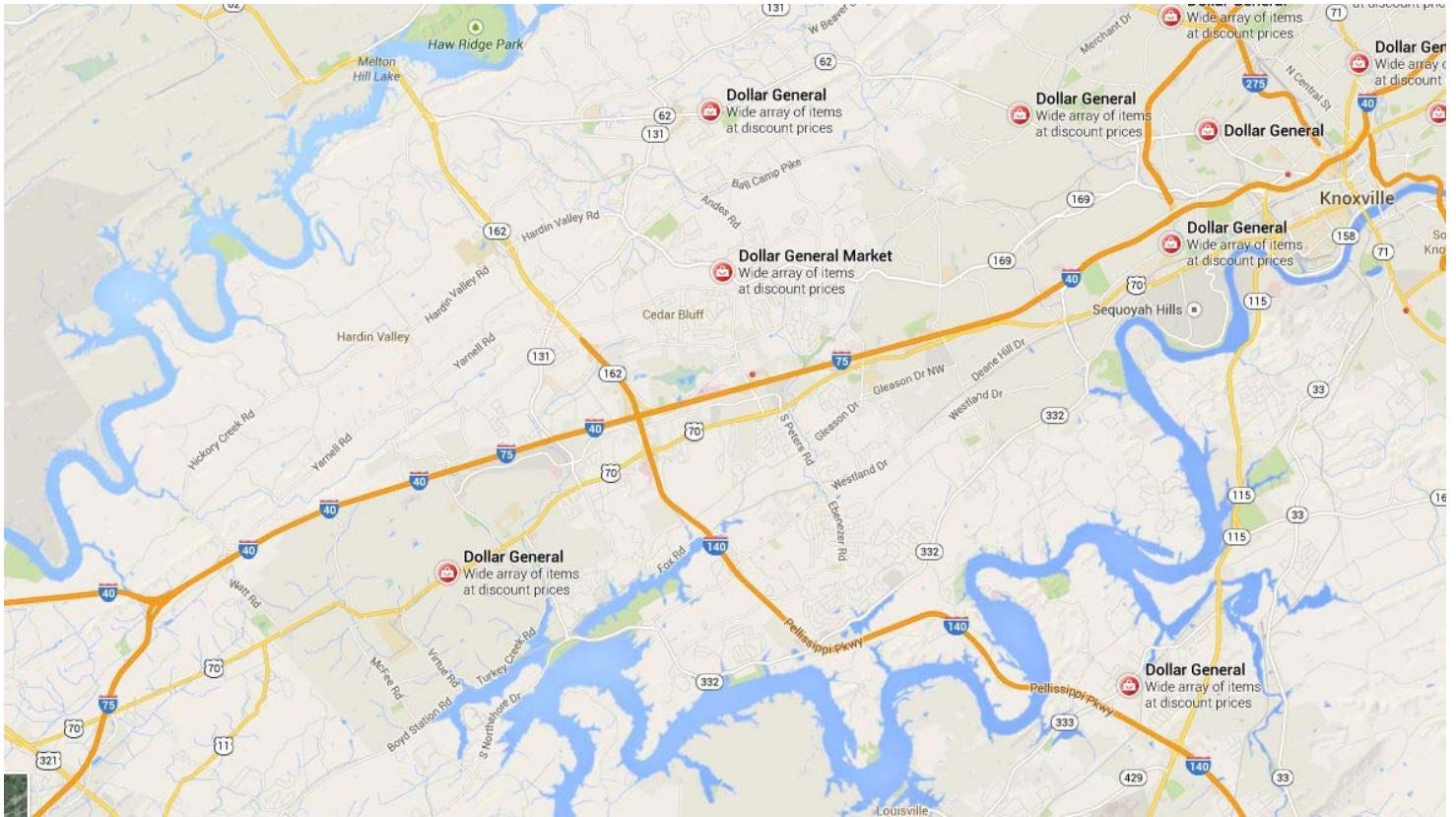


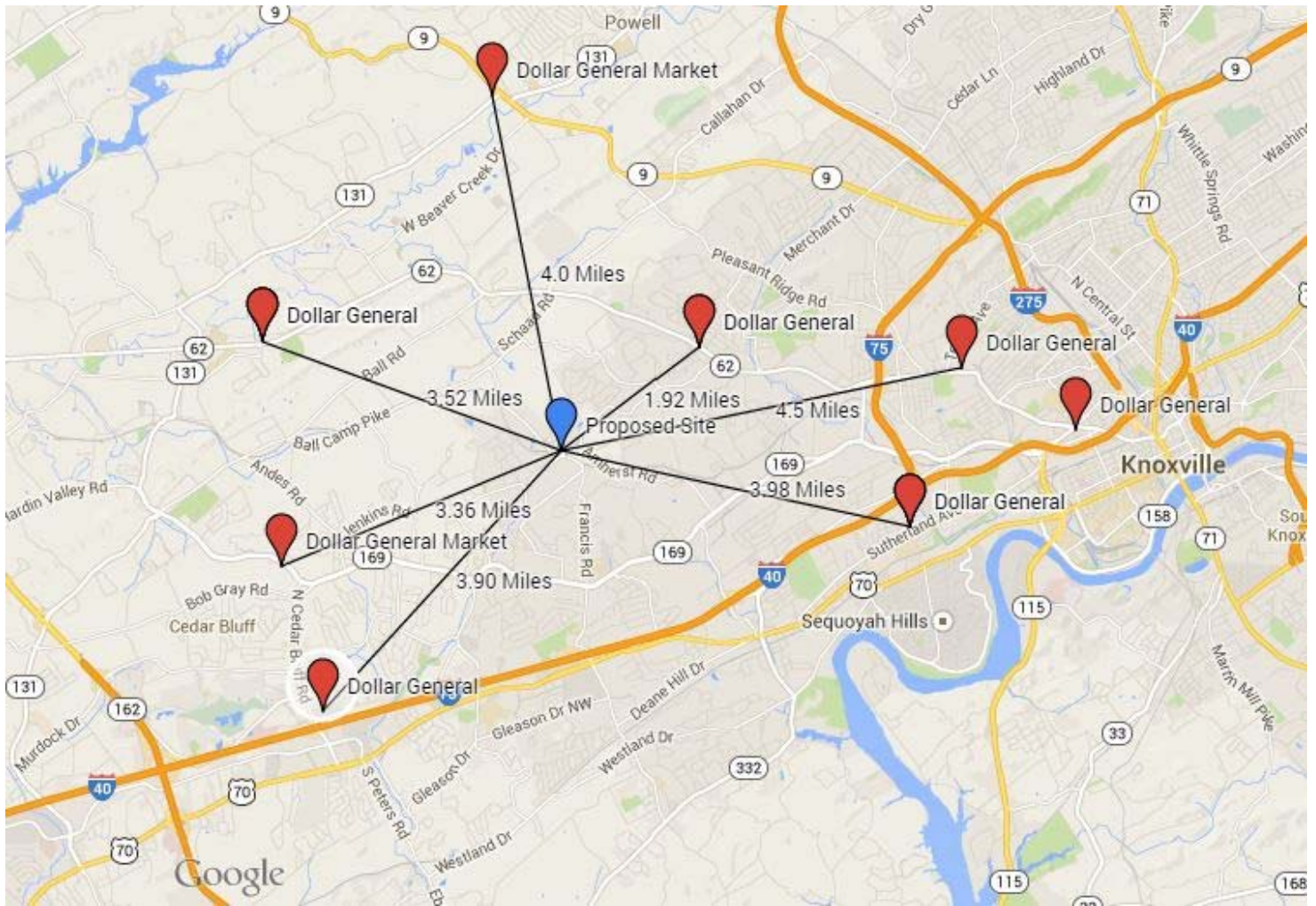
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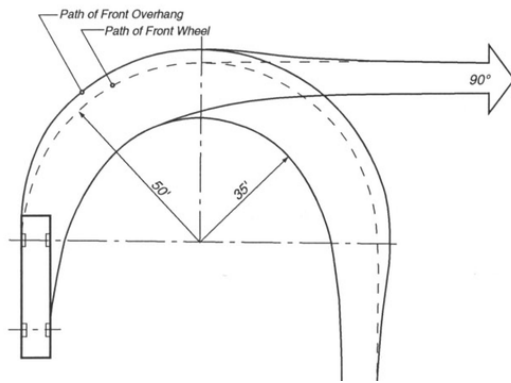


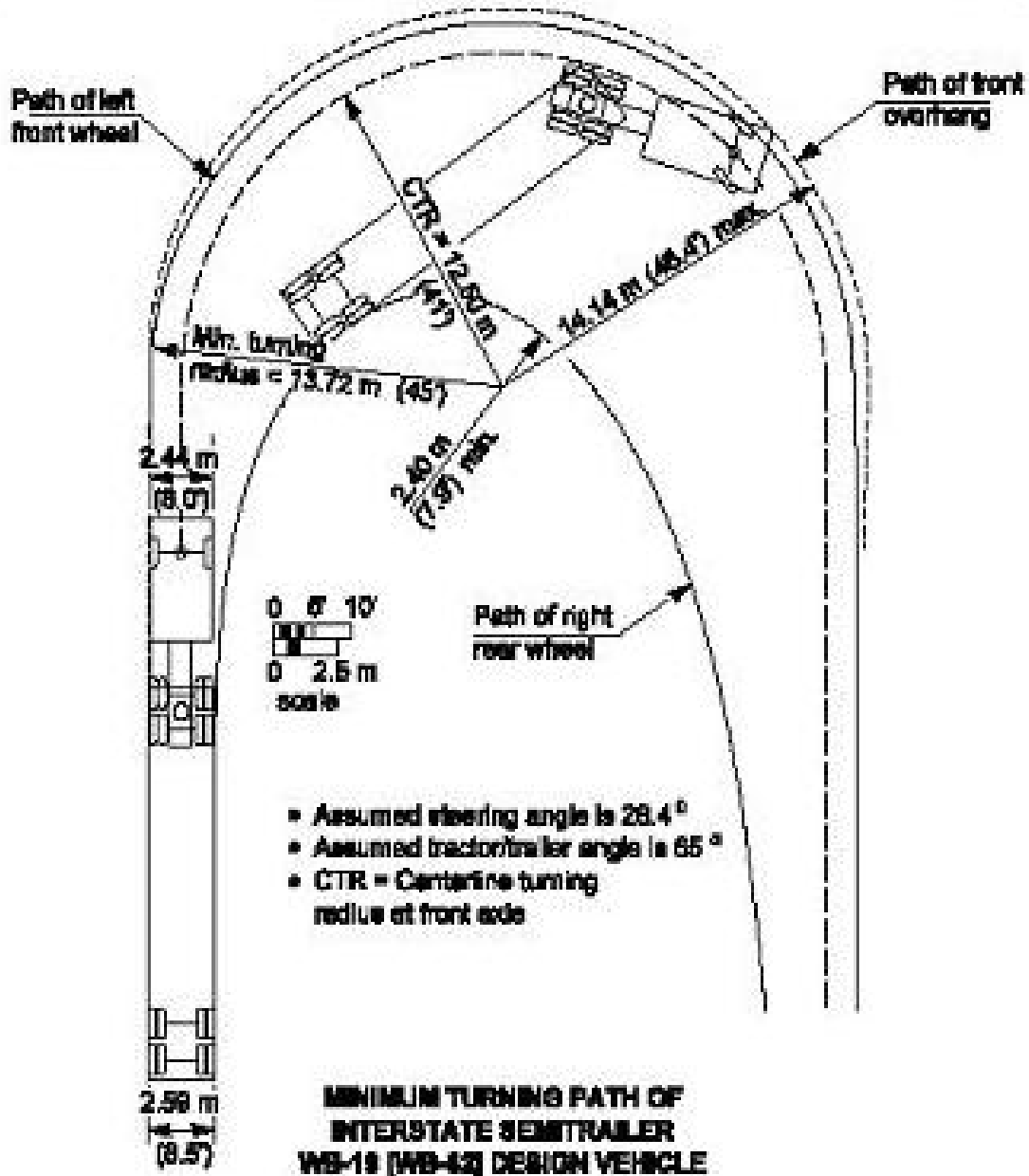
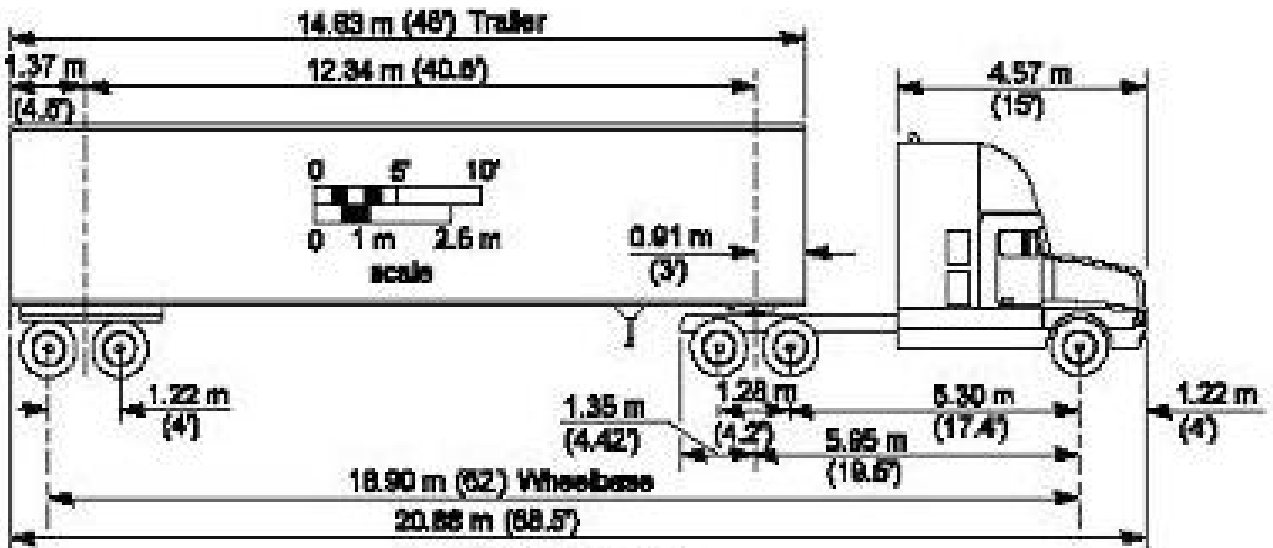
**WEST KNOX LOCATIONS.JPG**  
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Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Dollar General MPC approval**

1 message

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**David Canges** <David.Canges@pilottravelcenters.com>

Wed, Nov 12, 2014 at 3:02 PM

Reply-To: david.canges@pilottravelcenters.com

To: "tom.brechko@knoxmpc.org" &lt;tom.brechko@knoxmpc.org&gt;, "mark.donaldson@knoxmpc.org" &lt;mark.donaldson@knoxmpc.org&gt;, "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;, "brianpierce@mbiarch.com" &lt;brianpierce@mbiarch.com&gt;, "jtocher.mpc@gmail.com" &lt;jtocher.mpc@gmail.com&gt;, "mgoodwin.mpc@gmail.com" &lt;mgoodwin.mpc@gmail.com&gt;, "bartcarey@comcast.net" &lt;bartcarey@comcast.net&gt;, "eason.mpc@gmail.com" &lt;eason.mpc@gmail.com&gt;

Mr. Brechko and fellow Commission Members,

I am a resident of Seven Springs who is vehemently opposed to the approval of a 9100 square foot Dollar General building at the corner of Piney Grove and Amherst Road. This size structure is completely out of tune with the area, the streets are not designed for the additional truck and delivery traffic, and there are no save walking venues for people in the surrounding areas to get to the site.

This location is best suited for a small boutique type building. A Dollar General is a grocery store, and the additional traffic that it will generate will overwhelm the already taxed intersection that exists today. There are over 240 family dwellings across the street that are already negatively impacted when slow moving trains close emergency access over Piney Grove Church Road and the traffic backs up.

When we moved into the neighborhood 15 years ago, we were assured that nothing like this would ever be built. I hope the MPC realizes that this is not the best use of this property and area, and does not approve this use of the property.

*David A. Canges***Concerned Knoxville Taxpayer**

865-474-2443 Direct

865-207-3730 Cell

865-297-1624 Fax

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Proposed Dollar General - Piney Church Grove Road and Amherst**

1 message

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**Kristina Chuck-Smith** <kmchuck.smith@gmail.com>

Tue, Nov 11, 2014 at 11:13 PM

Reply-To: kmchuck.smith@gmail.com

To: commission@knoxmpc.org

As a resident of the surrounding area of the proposed Dollar General, I request that you deny their request to build said Dollar General there. The area cannot handle the increased traffic nor can it handle the required utilities that come with an entity such as Dollar General. Any upgrade in utilities will cause unnecessary construction.

So, again, I plead with you to vote no on this request.

Sincerely,  
Kristina M. Chuck-Smith

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





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

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**[MPC Comment] Opposition to Dollar General Proposed at Amherst Rd and Piney Grove Church Rd**

1 message

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**Sharon Deane** <sharon.s.deane@gmail.com>

Wed, Nov 12, 2014 at 2:14 PM

Reply-To: sharon.s.deane@gmail.com

To: herb@claibornehauling.com, bartcarey@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, tom.brechko@knoxmpc.org

I would just like to inform the MPC commissioners that there is much opposition to the the Dollar General that is proposed at the entrance to the subdivision I live in. Seven Springs Subdivision is made up of approximately 250 single family dwellings that range in value from about \$175,000 to \$350,000. A petition has been signed by many individuals living here, I have not heard of anyone in favor of this development due to the added traffic (including delivery trucks), aesthetics, perception, and the customers that a Dollar General would attract.

Please keep this neighborhood's opinions in mind and deny this use of the property at the intersection of Amherst Rd and Piney Grove Church Rd.

Thank you,  
Sharon Deane, P.E.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

## [MPC Comment] Proposed Dollar General Store on Amherst Road & Piney Grove Church Rd Corner

1 message

**Carrie Dougherty** <carrie@carriedougherty.com>

Wed, Nov 12, 2014 at 3:20 PM

Reply-To: carrie@carriedougherty.com

To: commission@knoxmpc.org, bpalmer@cityofknoxville.org, county.mayor@knoxcounty.org

Good Afternoon:

I know that tomorrow this proposed business (Dollar General) on the corner of Amherst and Piney Grove Church Road is back on the agenda for tomorrow's MPC meeting. I wanted to express my **STRONG DISAGREEMENT** with this proposed plan. I've seen the drawings, and there really isn't one thing about the proposal that makes sense for our neighborhood, for that intersection, or for the surrounding area.

I am an experienced REALTOR ® who not only sells the most homes in Seven Springs subdivision, but I also sell many homes in the surrounding area and all around town. I have also been a resident of Seven Springs subdivision for 13 years. . . .My sales statistics are attached for you to view my level of expertise. I am one of only about 20 REALTORS ® in the Knoxville Area Association of Realtors who has achieved the Diamond Award for both 2013 and 2014. This award is based on the number of sales transactions and sales volume. In short, I do a lot of business around town, and I feel that my opinion should hold some weight.

First of all, the **ROADS ARE NOT EQUIPPED TO HANDLE THE SEMI TRUCKS** that would need to travel them to deliver goods to the store. The roads are narrow and dark. We see **VERY FEW** semis come into the area due to the road size.

Next, the **INTERSECTION IS HEAVILY CONGESTED ALREADY**. There is a **VERY ACTIVE** set of railroad tracks behind the proposed Dollar General. When the train is running (which is **QUITE OFTEN**), the intersection becomes stopped. With the additional traffic from the Dollar General, things will spin out of control. People leaving the Dollar General parking lot, who want to turn right out of the parking lot, will not be able to do so. They will then turn left, take a short cut through our neighborhood, back out the front of our neighborhood and turn left (to go their originally intended direction of right. **THIS IS DANGEROUS. WE HAVE SCHOOL-AGED CHILDREN WAITING AT THE BUS STOP ON THE CORNER OF AMHERST AND PINEY GROVE CHURCH ROAD!!! THIS IS ALSO THE SAME PLACE THAT THEY ARE DROPPED OFF IN THE AFTERNOONS.** With all of this chaos at this intersection, the school buses aren't even going to be able to timely pick up or drop off the kids!

Third, this is a **RESIDENTIAL AREA**. Seven Springs has 241 homes paying both Knox City and County taxes. There are many other neighborhoods around us: Oakleigh Subdivision (117 homes), Autumn Place (130 homes). That's about 500 homes **\*\*JUST IN THE IMMEDIATE PROXIMITY OF THE INTERSECTION\*\***. There are **MANY** other neighborhoods around us who use these roads and travel through that intersection!

Next, the **LIGHTS** blaring from the store and from its parking lot will make resale of the homes affected by the lights almost impossible to sell. I've seen it in various neighborhoods around town where this element is present. Wyndham Pointe in Karns sits next to an Ingles, and the homes that back to the parking lot are more difficult to sell than the rest. Hart Cove Landing off Northshore sat adjacent to a Weigels (that has since gone out of business). That was a tragedy for those homes!!!

**RESALES WILL BE NEGATIVELY AFFECTED IN SEVEN SPRINGS!** I beg you to turn this proposed project down!!! This neighborhood already has its complaints to deal with: 1) city taxes 2) railroad tracks 3) proximity to the trailer park. I don't need **\*\*ANOTHER NEGATIVE\*\*** to have to combat! The vision of

the Dollar General blaring down on our neighborhood is atrocious at best! Cigarette signs and beer signs would be facing our children at the bus stop! THIS ISN'T RIGHT.

PLEASE DO WHAT IS RIGHT. TURN DOWN SCHAAD'S PROPOSAL. Thank you for your time.

Sincerely,

Carrie Dougherty  
5623 Summitridge Lane  
Knoxville, TN 37921

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Carrie Dougherty, REALTOR®, e-PRO®  
Realty Executives Associates, Inc.  
10255 Kingston Pike  
Knoxville, TN 37922  
(O) 865-693-3232  
(C)865-804-0998  
(F)865-244-3630  
Carrie@CarrieDougherty.com



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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 **2014 Sales Stats.xls**  
95K



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

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**[MPC Comment] Schaad Brown/Commercial Investments Agenda Item for 11-13 meeting**

1 message

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'marge Gafner' via Commission <commission@knoxmpc.org>

Tue, Nov 11, 2014 at 10:10 AM

Reply-To: wmgafner@yahoo.com

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

The agenda item is trying to get a Dollar General store built in our neighborhood area. We think this is a very bad idea. For one thing, the roads are not built to handle heavy traffic such as delivery trucks. The increase in traffic would not be a good idea with children walking to area schools. It has also been brought to our attention that more overhead electric lines will be required and that also brings up safety concerns. We would appreciate your help in denying the request to build the Dollar General store in our area.

Mr. and Mrs. Walter Gafner  
5918 Tennyson Dr.  
Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Retail Space near Seven Springs Subdivision**

1 message

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**Brian Huskey** <huskey@gmail.com>

Wed, Nov 12, 2014 at 3:41 PM

Reply-To: huskey@gmail.com

To: tom.brechko@knoxmpc.org, commission@knoxmpc.org, jtocher.mpc@gmail.com, bartcarey@comcast.net

MPC Commissioners:

I am writing to express my concern regarding the proposed retail project (specifically a Dollar General store) near my neighborhood, Seven Springs.

I am a resident of Seven Springs and I am opposed to the approval of a 9100 square foot Dollar General building at the intersection of Piney Grove and Amherst Road.

This type of high volume retail is inconsistent with the residential nature of the area. While the section of Amherst closest to Middlebrook sees large truck traffic, most of the road is too narrow and curvy to be safely navigated by large trucks. I also have safety concerns related to potential foot traffic - there are no sidewalks in the area. The building would be just across the street from the school bus stop and would introduce new risks for the children that are picked up or dropped off there.

Please take these concerns into considerations as you review the potential Dollar General.

Thanks in advance for your time.

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Brian Huskey  
5654 Summitridge LN  
Knoxville, TN 37921

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Opposed to Dollar General on Amherst Road

1 message

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janbrynda@comcast.net <janbrynda@comcast.net>

Tue, Nov 11, 2014 at 6:48 PM

Reply-To: janbrynda@comcast.net

To: commission@knoxmpc.org

I am opposed to having a Dollar General built on Amherst and Piney Grove Church Roads. The intersection is not wide enough to support extra traffic and delivery trucks. This is a residential area with many children playing in the streets in summer and waiting for the school busses during the school year. A Dollar General or any business at that intersection would stick out like a sore thumb.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Dollar General**

1 message

**Krystyn M** <kmaxa13@gmail.com>

Wed, Nov 12, 2014 at 2:13 PM

Reply-To: kmaxa13@gmail.com

To: tom.brechko@knoxmpc.org

Cc: commission@knoxmpc.org

Mr. Brechko-

I am disappointed to hear of your push and approval for the construction of a Dollar General immediately outside of my neighborhood on Amherst Road. There are many reasons for which this store should NOT be constructed in the proposed location.

First, the safety of any and all who use this piece of Amherst road. It is a narrow road and is not at all suited for the large delivery trucks that Dollar General would utilize.

Second, the school bus stops at this corner and while the store may be closed in the morning hours, it will be open when children are dropped off after school. Some of these children may be wanting to cross the road to go to the store and at this time, it is a 3-way stop sign intersection for which the sign has not been observed.

Third, the store will cause disturbing light pollution on the residents who reside along Amherst.

Fourth, the amount of increased traffic the store would bring will have significant NEGATIVE effects on traffic. There is already a train crossing that disturbs traffic many times throughout the day and adding the store will only magnify that.

Fifth, if the property was zoned as commercial back in 1994, the Seven Springs neighborhood did not exist at that time, and it seems incredibly unjust that the land should remain as commercial, specifically for a Dollar General, when it clearly does not fit in the area.

Lastly, I am not sure what to think about your response (below) to Commissioner Clancy's question....there are more than 200 houses in our neighborhood.

*Commissioner Clancy inquired as to how many residences exist. Mr. Brechko replied: "41."*

Krystyn Maxa  
Seven Springs Resident

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] NO to Dollar General - File #: 10-C-14-UR - MPC - City Council District 3**

1 message

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**Phil Oakley** <philip.oakley@live.com>

Wed, Nov 12, 2014 at 8:10 AM

Reply-To: philip.oakley@live.com

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

As a Seven Springs home owner of 20 years. I moved to this central area of Knoxville for the convenience of privacy and commerce I could drive to at will; as the rest of the 200+ residences. The approval of the Dollar General Store is not acceptable for many reasons such as:

- 1-safety of our children walking through the BUSY intersection of routine stop sign violations
- 2-our home investment in Seven Springs was for the privacy of living out of commercial area
- 3-increased traffic hazard combination 4 way stop, adjacent railway traffic compounded with a retail store
- 4-if we wanted convenience of a store we would have bought homes closer to stores
- 5-school traffic & bus stop during business hours

AND I can go on and on.

Please DO Not approve this planned business project.

Phil Oakley

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Dollar General - Amherst Road**

1 message

**Andrew Polahar** <apolahar@blaineconstruction.com>

Wed, Nov 12, 2014 at 3:14 PM

Reply-To: apolahar@blaineconstruction.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

MPC Commissioners:

I am sending this email to voice my opposition to the Dollar General proposed to be erected in the front of my neighborhood, Seven Springs Subdivision. One of my neighbors, Anne Leonard expressed several concerns in a previous email to you and I echo those concerns. I have inserted them in my email to reinforce my opposition to the consideration of using this parcel of land for a Dollar General.

Anne Leonard's Notes:

- Safety/logistical concerns
  - While Amherst toward Middlebrook Pike has industrial/commercial business and requires 18 wheelers and large trucks, once you crest Amherst and approach McKamey, the need for trucks of that size decreases substantially as it is mostly residential. We occasionally see delivery trucks and the occasional 18 wheeler helping a neighbor move, however on a regular basis, not the case. Those roads are narrow and heavily traveled as it is...why cause more stress on the roads knowing repaving will be required because of the heavier, more steady truck traffic?
  - The railroad crossing has constant trains, at least six per day it seems would be my guess...sometimes more and they often STOP across Piney Grove Church Road in order to pick up/dump at a few points back on Ball Camp Road. That would be a logistic nightmare with more trucks in the way, more traffic that would face increased delays, etc. And does a business want to be just a few feet from a train track where it would make it easy for robbery getaways?
  - What about available utilities in the area to support such a store? Will this require additional overhead lines? What about lighting in general? This could cause a headache for those at the front of our neighborhood.
- Aesthetics/Appeal
  - While we all may shop at Dollar General, do we all want one that close to our residential areas? Some thoughts were a nice country store, for example resurrect the old Amherst Market and move it there...perfect for items of convenience. Would Dollar General have lettuce, eggs, milk and Bread? Other than that, it's mostly junk food, trinket items and second hand clothing.
  - The lot is very small...the building will be up against the railroad tracks, what if there was a derailment?
- So if they know most of their neighbors don't want them, what about their bottom line and profitability? Knowing many are against them and won't shop there, are you as our MPC Committee ready to sell off an abandoned building in a few years because they couldn't make it?

Please reconsider allowing a Dollar General on this parcel. I plan to see you tomorrow at the MPC meeting.

Thank you,

Drew Polahar, PMP, CM-BIM

Senior Corporate Planner / Scheduler

Blaine Construction Corporation

[865-693-8900](tel:865-693-8900) Office

[865-539-2212](tel:865-539-2212) Fax

[865-548-3433](tel:865-548-3433) Mobile

[dpolahar@blaineconstruction.com](mailto:dpolahar@blaineconstruction.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Opposition to Dollar General Store**

1 message

**'Bethany Widby' via Commission** <commission@knoxmpc.org>

Mon, Nov 10, 2014 at 11:22 PM

Reply-To: bethyld@aol.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioners,

For the life of me I can't understand why anyone would want to build a Dollar General store at the entrance to our neighborhood. Of all places...really? This is clearly a case where profit is attempting to trump safety, common sense, and respect for others' property.

I encourage the Commissioners to drive into our neighborhood and take a look around. Can you see the kids piling off the bus and the cars pulling in and out of the Dollar Store parking lot in a hurry to get to their destination? How about the kids dashing across the street to the store and the cars blowing through the four-way stop? Can you hear the train whistle and the sound of the crossing, signaling yet another train approaching? With the 500+ extra cars and trucks the store is projected to bring to our little corner of the world, it's not hard to imagine what a perfect storm this will create.

When we first happened upon Seven Springs seven years ago we immediately fell in love with the secluded location. We weren't looking for a home, we just happened to be on another one of our drives attempting to lull our newborn to sleep (I'm sure many of you can relate). When we found ourselves here at Seven Springs it took just a few moments for us to know it's where we wanted to raise a family. Our house in Seven Springs is the first house either of us have ever purchased - we are proud to call it home. Had a Dollar General been built across the street back then, we would never have bought a house here. Would you have?

We've watched our son and our neighbors' children grow up in what we consider a relatively safe community. We've had our share of petty crime over the years, but how many neighborhoods haven't? It would be quite difficult to find a neighbor who would welcome more crime into our neighborhood, and let's face it, all you have to do is Google "Dollar General" and "robbery" and the results aren't pretty. In fact they're downright ugly.

You were appointed to the Commission and charged with upholding the Commission's Guiding Principles which include: "We want our customers to feel they are treated with courtesy and respect, and that our services exceed their expectations." There's no better time to prove this like the present.

Vote NO on the proposed rezoning and construction of a Dollar General store (or any other store for that matter) at the entrance to my neighborhood. Please put the safety of my family and neighbors, common sense, and respect before the profit of a company who has very little to lose, while we have so much to lose.

Best Regards,

Bethany Davidson-Widby  
5406 Plantation Pine Drive

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Proposed Dollar General, Amherst Rd. - IN FAVOR**

1 message

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**Debra Cataline** <debcat55@gmail.com>

Tue, Nov 11, 2014 at 3:45 PM

Reply-To: debcat55@gmail.com

To: commission@knoxmpc.org

Please be advised that I am in FAVOR of the development of a Dollar General Store on Amherst Rd. in Knoxville. There are many retirees who live in the Amherst Ridge mobile home park located on Amherst Road. Some with no access to transportation as they can no longer drive and Amherst Road is nowhere near the bus lines. There is no way to get to anything.....no stores for necessities, nothing. The inconvenience of this area results in seniors becoming isolated and homebound.

Knoxville is not conducive anywhere in the city for senior living and provides little, if any, services for seniors since there is no State income tax in Tennessee to fund such senior services.

I see no downside to having SOMETHING within walking distance for retirees and seniors to access in this area, and a Dollar General Store fits the bill in more ways than one. I personally would be eternally grateful for a way to get to a inexpensive store for basics, necessities, and many other needs. Even having a location within walking distance at ALL to "visit" and shop at opens a whole new world for seniors.

Please remember your seniors, especially. We are forgotten and pushed aside enough as it is. There is more good than harm that will come from having a Dollar General Store at that location. It is not "inside" any subdivision, so again, I see no downside. The plans and proposal look sound.

Thank you.

Debra J. Cataline

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)