

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 10-C-14-UR **AGENDA ITEM #:** 43

POSTPONEMENT(S): 10/9/2014 **AGENDA DATE:** 11/13/2014

▶ **APPLICANT:** **SCHAAD COMMERCIAL INVESTMENTS**

OWNER(S): Schaad Commercial Investments, LLC

TAX ID NUMBER: 92 PART OF 092

JURISDICTION: City Council District 3

STREET ADDRESS: 2313 Amherst Rd

▶ **LOCATION:** **South side of Amherst Rd., west side of Piney Grove Church Rd.**

▶ **APPX. SIZE OF TRACT:** **1.311 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Amherst Rd., a major collector street with a 19' - 32' pavement width within a 70' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Commercial - Dollar General Store**

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) in 1994. Rezoned to RP-1 (Planned Residential) in 2001 after being annexed into the City of Knoxville.

SURROUNDING LAND USE AND ZONING: North: Residences in Seven Springs Subdivision / RP-1 (Planned Residential)

South: Railroad and mixed businesses / A-1 (General Agricultural) & I-2 (Restricted Manufacturing and Warehousing)

East: Vacant land / RP-1 (Planned Residential)

West: Residences in Seven Springs Subdivision / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: Development in the area includes a mix of detached residential subdivisions, a multi-dwelling development, a large mobile home park, rural residential home sites, and a couple of businesses on the south side of the railroad tracks.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a retail commercial store of approximately 9,100 sq. ft. as shown on the development plan subject to 10 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

2. Obtaining variances from the Knoxville Board of Zoning Appeals for the reduction of the rear yard setback from 25' to 18.2' and a reduction of the required number of parking spaces from 46 to 32 spaces.
3. Installation of sidewalks as identified on the development plan, including the connection between the sidewalk along Amherst Rd. and the building entrance, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed prior to the issuance of an occupancy permit for the project.
4. Revising the landscape plan by extending the mix of shrubs and grasses along the entire frontage of the ten parking spaces along Amherst Rd. and adding the mixed screening along the five parking spaces located on the western side of the parking lot.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Obtaining approval and recording a final plat of the property prior to obtaining a building permit
8. Meeting all applicable requirements of the Knoxville sign regulations. A variance may be considered by the Knoxville Board of Zoning Appeals for an increase in the maximum size of 10 square feet for a wall sign but cannot be considered for allowing a ground sign or allowing the wall sign to be internally illuminated. Any proposed signage is subject to approval by the Planning Commission staff and the Knoxville Sign Enforcement Inspector.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance
10. A revised development plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, the plan meets the requirements for approval in the RP-1 (Planned Residential) district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a Dollar General Store that will contain approximately 9,100 square feet of floor area on a 1.311 acre site located on the south side of Amherst Rd. and the west side of Piney Grove Church Rd. Access to the site will be from Amherst Rd.

This site was originally a part of the Seven Springs Subdivision property when the concept plan was approved in 1994. The property at that time was zoned PR (Planned Residential). The PR zone allowed consideration of one acre of commercial development per every 100 residential units within the same development. On May 9, 1996 the developer of the subdivision obtained approval from the Planning Commission for a commercial development with a maximum of 22,400 square feet of commercial space on 2.8 acres which included this site and the vacant lot on the east side of Piney Grove Church Rd. In 2001, the site was rezoned to RP-1 (Planned Residential) after being annexed into the City of Knoxville. The RP-1 zoning also allows consideration of commercial development with one acre of commercial development allowed per every 100 residential units. With approximately 240 existing dwelling units within Seven Springs Subdivision the proposed commercial development could be approved.

As proposed, variances from the Knoxville Board of Zoning Appeals will be required for the reduction of the rear yard setback from 25' to 18.2' and a reduction of the required number of parking spaces from 46 to 32 spaces. Due to the shape of the property, the applicant has requested a reduction in the rear setback (along the railroad property) to allow for additional space for maneuvering delivery trucks at the entrance to the site. The reduction in the number of required parking spaces is based on the parking model that Dollar General uses for a store of this size.

While the RP-1 zoning district allows consideration of a commercial development, the sign regulations are very restrictive. The regulations do not allow consideration of a ground business sign for the development and only allow a wall sign of 10 square feet for a business and one directional sign, not more than nine square feet in area and 42 inches in height. The wall sign can only be indirectly illuminated, provided that no light source shall be visible from the public right-of-way or adjacent property. Direct sign illumination is prohibited. The applicant can request a variance on the size of the wall sign but cannot request a variance for a ground sign or to allow direct sign illumination. The applicant has submitted a revised development plan that shows a directional sign located at the entrance to the parking lot.

Based on the scale of the proposed commercial development, a traffic impact study is not required.

EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed commercial development will have minimal impact on local services since utilities are in place to serve this development.
2. At this location, the proposed commercial development will be neighborhood serving in scale and should not draw additional traffic into the area.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial development with the recommended conditions meets all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance,
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. This site has been approved for commercial use since the early stages of development of the Subdivision. The scale of the development is compatible with the character of the neighborhood where it is proposed which includes a mix of residential uses and a couple of business uses. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off of a major collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

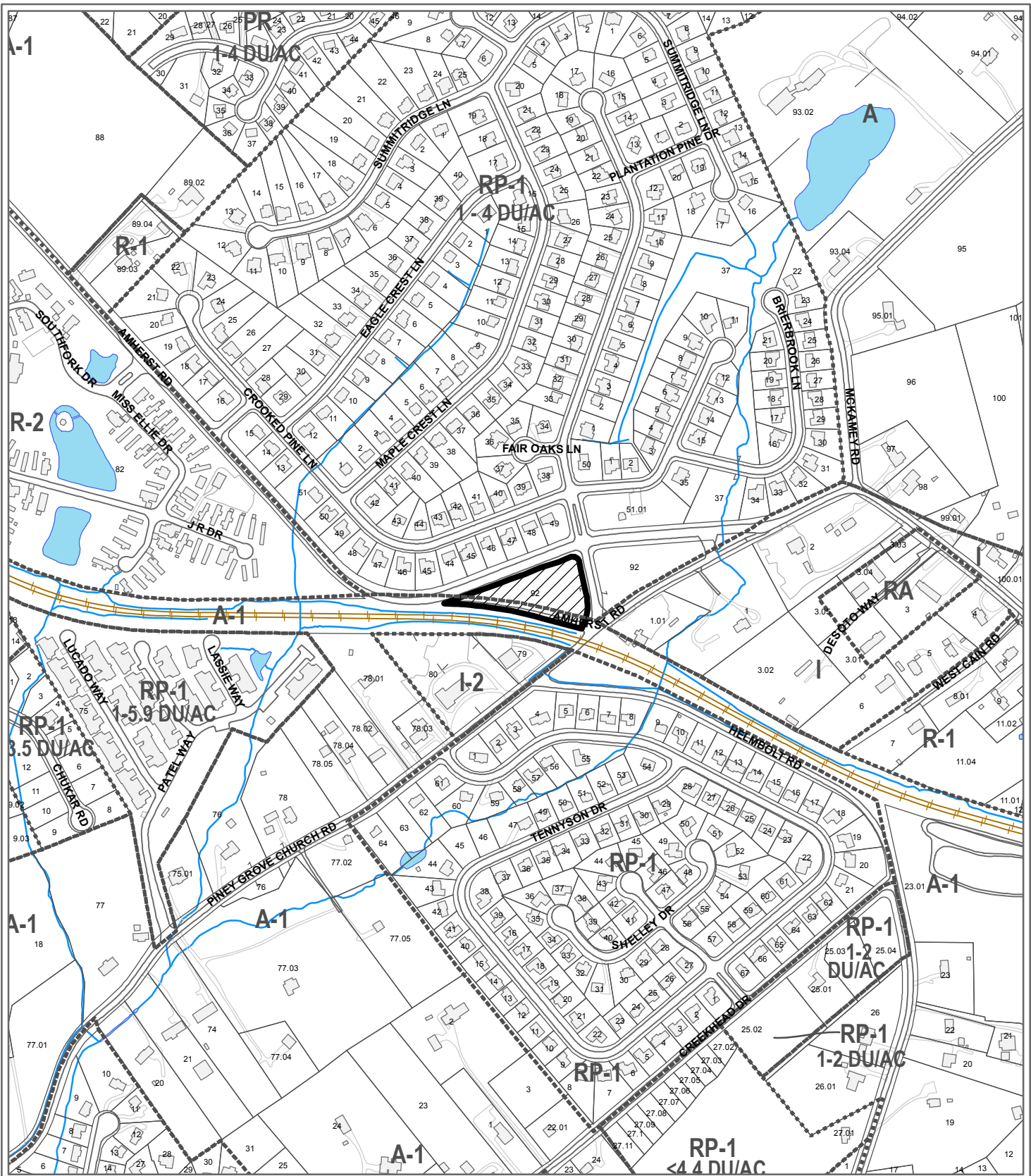
1. The Northwest County Sector Plan and Knoxville One Year Plan identify the property for low density residential use. The RP-1 zoning allows consideration of limited commercial development through the use-on-review process and therefore the proposed commercial development would be consistent with the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 515 (average daily vehicle trips)

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

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-C-14-UR
USE ON REVIEW**



Commercial - Dollar General Store in RP-1 (Planned Residential)

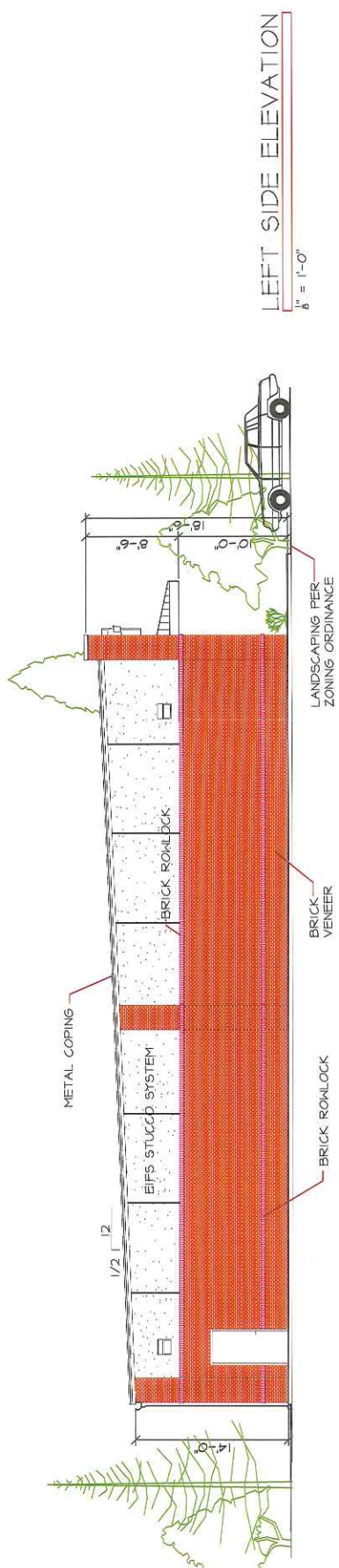
Original Print Date: 9/22/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

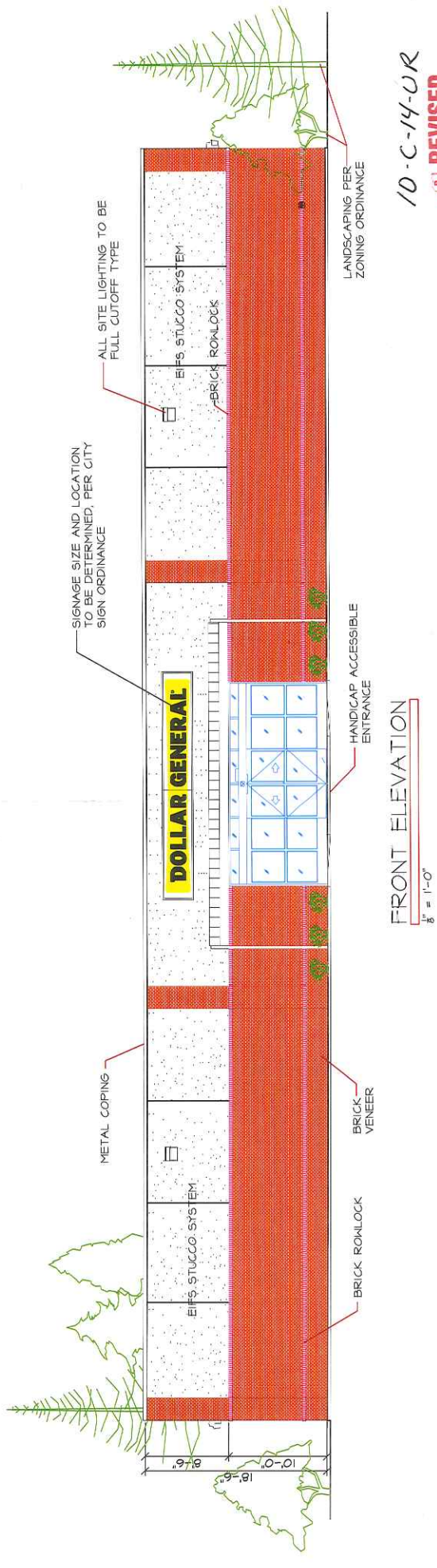
Petitioner: Schaad Commercial Investments

Map No: 92
 Jurisdiction: City





LEFT SIDE ELEVATION
8" = 1'-0"



FRONT ELEVATION
8" = 1'-0"

10-C-14-UR
REVISED
9-27-14



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

[MPC Comment] Proposed Dollar General @ Piney Grove/Amherst Roads

1 message

Krystyn M <kmaxa13@gmail.com>

Tue, Sep 30, 2014 at 2:39 PM

Reply-To: kmaxa13@gmail.com

To: commission@knoxmpc.org

MPC Commissioner:

I am writing to you to express my concern over the possible construction of a Dollar General store at the intersection of Piney Grove Church Road and Amherst Road. I am a resident of Seven Springs neighborhood located directly across the street at this intersection.

The entire surrounding area is residential and not only would the Dollar General store pose a safety concern for all those who travel through and live nearby, but it would sit oddly in the middle of numerous neighborhoods. Additionally, the traffic that the store would bring to the area poses a hazard to the children in our neighborhood, my 6 year old son included as well as all those who use the school bus stop at our neighborhood entrance. While I realize that much of Amherst Road, beginning at Middlebrook Pike is industrial, the area where this store would be located is far from those industrial buildings (and traffic) and is in no way an industrial area.

Also of great concern is the likelihood that the store's construction will cause a drastic reduction in housing value, not only unfair to those who purchased years ago, but also extremely detrimental to our financial well-being. I know that many of my neighbors feel the same way.

I understand that some may see the benefit of having a convenience store so close but my family would much rather drive a bit farther for bread or milk than to have this store located so close to our home. There is a big difference between a Dollar General and another "convenience" store and the clientele they draw.

I appreciate your thoughtful concern over this matter and hope that you also see that the negative consequences of the construction of this store FAR outweigh any positive ones.

Sincerely,

Krystyn Maxa
865.230.0032

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar General - Amherst Road

1 message

Leonard, Anne <Anne_Leonard@bcbst.com>

Tue, Sep 30, 2014 at 3:02 PM

Reply-To: anne_leonard@bcbst.com

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

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 9th 😊

- 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

Please see the following link for the BlueCross BlueShield of Tennessee E-mail disclaimer:
http://www.bcbst.com/email_disclaimer.shtm

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Seven springs amhurst

1 message

'Blake Fultz' via Commission <commission@knoxmpc.org>

Tue, Sep 30, 2014 at 3:48 PM

Reply-To: blakefultz@yahoo.com

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

It has come to my attention that a business is trying to locate in the front entrance of our neighborhood. I strongly oppose due to the following reasons. There are no retail business in the area and a dollar general or comparable could locate on middlebrook pike or western ave. the area has no sidewalks and the bus for school children is directly in from of that location. There are too many other locations that are more suitable and are vacant. The zoning laws are to protect the home owner and our property values. Spot zoning will open the flood gate to preferential and discriminatory zoning. Enforce the zoning law. We were annexed into the city illegally due to notification requirements and we will pursue all legal remedies to oppose the re zoning efforts.

Blake Fultz
5650 Eagle Crest lane
Knoxville , tn 37921

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on review for Amherst Rd and Piney Grove Church Rd hearing on Oct 9

1 message

'kristi daniels' via Commission <commission@knoxmpc.org>

Tue, Sep 30, 2014 at 1:41 PM

Reply-To: kddaniels74@yahoo.com

To: commission@knoxmpc.org

Hello, I am a resident of a Seven Springs subdivision which is located at the above intersection. I would like the MPC to know that a Dollar Store at this location is a TERRIBLE idea. First, there is a school bus stop right outside the entrance to the subdivision so placing a store here and increasing traffic around a school bus stop (including commercial/delivery truck traffic) creates a safety hazard for children getting on or off the school bus. I don't know how early the store will open, but it surely will be open in the afternoon when children are returning home. Second, a Dollar General store is not needed in this area. No matter how this parcel of property is zoned, there is very little commercial business in the area--it is all residential! In addition, this intersection is already a busy, congested intersection and it will only become worse by allowing this store. The area does not need additional traffic. Thank you for your attention.

Kristi Daniels

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on Review at Piney Grove Church and Amherst Rd

1 message

kristi daniels <kristi0456@att.net>

Wed, Oct 1, 2014 at 8:05 PM

Reply-To: kristi0456@att.net

To: commission@knoxmpc.org

Dear Commissioners,

I am a resident in a development near this intersection and will be directly affected by commercial development of this property. These are 2 very busy roads. We do not need all the additional traffic that Dollar General would bring to the area. Also, there are plenty of other stores less than 5 minutes away on Middlebrook Pike so Dollar General is not bringing anything new to the area or meeting the needs of any residents in the area. Plus, there is a school bus stop at this intersection so more traffic will make it more dangerous for children getting on and off the bus. Please take this into consideration. Thank you.

K. Davis

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File Number 10-C-15-UR

1 message

Kara Wheeler <karabwheeler@gmail.com>

Sun, Oct 5, 2014 at 8:12 PM

Reply-To: karabwheeler@gmail.com

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

Cc: "chrswlhr84@gmail.com" <chrswlhr84@gmail.com>

Planning Commissioners,

My husband Chris (cc'ed on this email) and I live at 5601 Summitridge Lane in the Seven Springs neighborhood, 37921.

This Thursday, there is a vote on a zoning variance for a piece of land across from our subdivision at Amherst Road and Piney Church Grove Road. My understanding that the vote is to change the zoning from residential to commercial to allow for a Dollar General to be built. This is a request from Schaad Commercial Investments and is Item 29 on your Thursday, October 9 agenda.

Chris and I are concerned for this change and would want you to know that you have residents unable to make the meeting that do not support this.

Unfortunately, sidewalks are not available in our neighborhood or on Amherst or Piney Church Grove Road. Children and teens who would want to walk to Dollar General would be in great danger.

Amherst Road especially is not wide enough to support 18 wheelers or delivery trucks. Road improvements at least on Amherst from Middlebrook to Ball Camp need to be made before this or any property not already zoned commercial in this area changes zoning. Wider lanes, better lighting, more shoulder and/or sidewalks are needed before traffic increases for a business. Piney Church Grove Road could also use some of these improvements as well.

It does look like a great piece of property right by the railroad track but now is not the time for a change in the zoning. If you have time before Thursday, I would encourage you to drive on Amherst from Middlebrook to at least Piney Church Grove Road to see the road conditions yourself.

Thanks for your attention to this. We appreciate your no vote at this time.

Chris and Kara Wheeler

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] dollar general

1 message

Cynthia Crosby <drphrog@mac.com>

Sun, Oct 5, 2014 at 8:14 PM

Reply-To: drphrog@mac.com

To: commission@knoxmpc.org

Dear Commissioner Roth,

I urge you, and I beg you to reject the construction of Dollar General in front of my subdivision.

Seven Springs is on the corner of Piney Grove and Amherst Roads. It is a quiet neighborhood of very nice homes that are not in need of any dollar store. Our property values will certainly be adversely affected. I cannot imagine what the business plan for this store is; we certainly are not likely patrons.

Please speak on behalf of the 241 homes in Seven Springs
Thank you,

Cynthia Crosby-Myers
Knoxville

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Dollar General

1 message

Justin Hudson <jhudson@thinkpyxl.com>
Reply-To: jhudson@thinkpyxl.com
To: commission@knoxmpc.org

Mon, Oct 6, 2014 at 9:00 AM

Commissioners,

I'm writing to reach out for any help you or your office could offer with an issue my neighborhood is having with a proposed construction site for a new Dollar General store.

I have nothing against the company, my only concern is about the location. The site is at the corner of Piney Grove Church road and Amherst road. Currently there is a 4 way stop, one side of which is the entrance to my neighborhood. There is already a traffic issue and I believe the store will only cause that to be worse, both vehicular and foot traffic, even though there are no sidewalks.

This concerns me for all of the children trying to cross Amherst and walking down Amherst from surrounding neighborhoods. I believe this would also raise both light and noise pollution in an otherwise peaceful corner of Knoxville. Again, if there is any help you could provide us, or direction to point us in, it would be greatly appreciated.

Thank you for your time and service,
Justin Hudson

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on Review Dollar General at Piney Grove Church Rd and Amherst Rd

1 message

'kristi daniels' via Commission <commission@knoxmpc.org>
Reply-To: kddaniels74@yahoo.com
To: commission@knoxmpc.org

Tue, Oct 7, 2014 at 4:16 PM

Dear Commissioners,

I am a resident of Seven Springs subdivision, and I will not be able to attend the meeting on Thursday due to my work schedule. Unfortunately, many residents have work obligations or have to pick children up from school during the time of this meeting. However, I wanted to make a few points about why the Use on Review should be denied.

1. A Dollar General Store is not compatible with the area. There are no other retail stores or commercial development in the area-no gas stations, convenience stores, or the like. Basically this is a very small piece of commercial property surrounded by residential neighborhoods. It will cause noise, traffic, and light pollution especially for me since my house backs up to Amherst road and it will basically be in my backyard. I will now have bright yellow Dollar General store lights and parking lot lights shining in my house at night as will my neighbors. The Dollar General will not be providing a service to the neighborhoods in the area which are all located about 5 minutes from Middlebrook Pike where we have a selection of 3 or 4 convenience stores.

2. The Dollar General store will significantly injure property values. Right now this property is a grassy area with trees that provides our neighborhood with a buffer from the railroad tracks. I find it hard to believe that our property values would not decrease with that area turned into a Dollar General Store. I have never seen an attractive looking Dollar General store. Just drive around Knoxville and take a look at them--they look run down and uninviting. In addition, what if this store goes out of business? Then we will be left with a potentially vacant building right outside the entrance to the neighborhood--that will most definitely affect property values. I wish you could drive out here and see the location for yourselves and then you might realize what a bizarre location it is for a Dollar General store.

3. The store will substantially increase traffic in an already busy/congested area. The intersection of Piney Grove and Amherst is a very busy and dangerous intersection as people on Amherst frequently run the stop signs at this intersection. There is also a school bus stop right outside our neighborhood where the Dollar General store will be located creating safety concerns for kids getting on and off the school bus in the mornings and afternoons. In addition, the store may entice kids to cross this busy street to buy candy, soda, snacks, etc. which creates safety concerns. The roads out here are very narrow and commercial/delivery trucks going to the Dollar General will also create additional traffic and safety concerns.

Please consider this in making your decision and take note that many residents may not be able to attend the meeting due to work schedules. Thank you for your time and attention.

Kristi Daniels

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on Review

1 message

Phillip Bryan <phillipbryan99@hotmail.com>
Reply-To: phillipbryan99@hotmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Thu, Oct 9, 2014 at 7:52 AM

Commissioners,

I am writing to express my opposition of the proposed development of the Dollar General store at the corner of Amherst Rd and Piney Grove Church Rd.

I understand the property is zoned Residential Planned -1 which allows for multiple uses including commercial. The use of RP-1 commercial implies it is suitable for the surrounding residential community. In my opinion, this is a high traffic retail business which is not suitable for this location because:

- 1) The property is directly at the entrance to 7 Springs Subdivision, where over 200 homes access the same intersection through a 4 way stop. This intersection is already dangerous enough with the existing traffic. Some sort of traffic controls will be required. I have not seen any evidence that a traffic study has been performed?
- 2) This intersection is further complicated by a railroad crossing ~100 ft from the intersection. During train crossings, the traffic can back up several tenths of a mile in all directions during peak traffic.
- 3) There are over 500 children in the surrounding residential areas within .5 miles of this site. These children will be attracted to the store to purchase drinks, candies, etc. Children will be walking and riding bicycles, yet there is no shoulder, no sidewalk, no street crossing. This presents a large safety liability.
- 4) Through delivery trucks and sales advertisements, the store will generate even more traffic to an area not equipped to handle it.
- 5) The park and pool for seven springs is directly across the street. This store will inevitable apply for a beer permit even though they typically do not until already established.
- 6) Amherst elementary school buses pickup and let out students at this same intersection
- 7) There will be additional noise and light pollution

The bigger question is the overall plan for the Amherst corridor between Old Amherst Rd to Ball Camp. The 7 Springs subdivision has been an anchor for upscale housing in this area for over 15 years and has generated its share of taxes; but this could change very quickly. The area is fragile and industrial and commercial developments have been creeping in from both directions. A concrete company was approved a few years back. The Ball Camp area appears to be moving toward industrial. Do we need Amherst to become a mini Western Ave or Middlebrook Pike commercial zone?

Thank you for your consideration.

Phillip Bryan
5528 Summitridge Ln
Knoxville, TN 37921

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to the Dollar General proposed to be built in front of Seven Springs Subdivision

1 message

Ashley Romito <anromito@gmail.com>
Reply-To: ANROMITO@gmail.com
To: commission@knoxmpc.org

Wed, Oct 8, 2014 at 10:21 PM

Dear MPC Commissioners,

We are writing this email to voice our opposition to the Dollar General proposed to be built in front of our neighborhood, Seven Spring Subdivision, located at the intersection of Amherst Rd and Piney Grove Church Rd.

We feel that this is a terrible idea for many reasons. First, there is a school bus stop directly in front of this location. This poses a hazard to the safety of the children in our neighborhood. It might not be open when they leave for school in the morning, but it most certainly would be when they get home in the afternoon. There are no sidewalks, and the store would bring more traffic to an already reasonably busy intersection. Second, this is a residential area. Who wants to look out their child's bedroom window to see a Dollar General store? Nobody! This would most certainly decrease our property value, which would be detrimental to the financial well-being of our family. There are many other locations that are far more suitable and are vacant. While we realize that some of Amherst Rd, beginning at Middlebrook Pike is industrial, the area where this store would be located is far from those industrial buildings (and traffic) and is in no way an industrial area. Zoning laws are made to protect the homeowner and their property values. Spot zoning will only open the flood gates to preferential and discriminatory zoning. Please enforce the zoning law. It has been brought to our attention that we were annexed into the city illegally, and plan to pursue all necessary legal action to oppose rezoning efforts.

Lastly, there are plenty of other stores around 5 minutes away on Middlebrook Pike (including a dollar store), so building a Dollar General at this location is not bringing anything new to the area or fulfilling any unmet needs of the residents in the area. We have not spoken to a single neighbor or nearby resident who is in favor of this construction. If it is built, we will not shop here. This will certainly affect their profitability and bottom line. Are you, as our MPC Committee, ready to sell off an abandoned building in a few years because they didn't make it?

We hope that you all are able to see that the negative consequences far outweigh any positive ones. Thank you for your time. Please reconsider allowing a Dollar General on this parcel.

Sincerely,
Nicholas and Ashley Romito
5505 Crooked Pine Lane
Knoxville, TN. 37921
(423)802-0055
(423)902-2021



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

[MPC Comment] Item #29 on agenda for October 9, 2014 (10-C-14-UR) Schaad Dollar General Store

1 message

Karen Robnett <krobnett7@gmail.com>

Tue, Oct 7, 2014 at 11:29 PM

Reply-To: krobnett7@gmail.com

To: bartcarey@comcast.net, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, herb@claibornehauling.com, brianpierce@mbiarch.com, mark.donaldson@knoxmpc.org, commission@knoxmpc.org

Dear Commissioners:

As an eighteen year resident of the Seven Springs sub-division, I am asking that you NOT approve this use on review. Any large, national or local retail chain is not appropriate for this area. To reach this location, one must traverse at least 2 miles of winding, narrow roads. Many locations have little to no shoulder. It is really such an odd location for a store of this type. I know this is late notice, but I would invite you to drive by and see. You will immediately see what pictures cannot show. We are located on a ridge top half way between Middlebrook Pike and Western Avenue/Oak Ridge Hwy. We are approximately 2 miles from any of these roads. I have attached 6 sets of routes one could take, depending on the direction you are traveling.

Although I appreciate the effort by this developer to "up-scale" the Dollar General design for this location, there are several items I am opposed to with any development at this location:

- 1) There should be screening of this site from our residential area. To screen from our sub-division would **require screening in the northeast corner** as it is very visible from our main entrance and beyond. This is the corner at the intersection of Piney Grove Church Road and Amherst Road.
- 2) One small 10 square foot sign to identify the business(es), with placement on the building. This sign should emit no light. There is no need to "create" a draw from outside the neighboring community because **as a planned residential development, any business at this location should be intended to serve our community** and any neighboring residential areas.
- 3) There should be minimal light sources to ensure safety, but these lights should be shielded from any residential area. I don't see any indication of how the developer plans to do this from the submitted plans.
- 4) Response time for emergency personnel (fire, EMS and police) should be given consideration. Our area typically has poor response times because of the roads and distance that must be traveled on these roads to reach us. I'm thinking....great robbery location....with escape route through our neighborhood that has no outlet.
- 5) The current condition of the roads is hazardous for delivery trucks and others on the roads. I have actually seen people try to walk or bicycle on these roads (not wise). Many homes are along these roads and they are heavily travelled. Some of the curves are nearly impossible to traverse without crossing the double yellow line in a car; much less in a tractor trailer. This would be a route a tractor trailer driver would not want to make.
- 6) Are the utilities sufficient to handle a business at this location. We constantly have little brown outs or power fluctuations at my house. Most of my clocks stay on "blink" because I get tired of resetting them. It appears there has been so much growth in this area, we have outgrown the utilities feeding this area.

In closing, I have several final questions. If they show a brick and stucco building with landscaping in the plans to MPC, do they have to abide by this plan. Or could it change? Could we end up with an asphalt lot, no landscaping and a corrugated metal building? Will it be a fight to keep the landscape maintained? Could they decide not to landscape? Or worse than any of these, could we end up with an abandoned building and site across the street? What assurances do we have for any of these things?

I appreciate your consideration of these items and thank-you for your time.

Regards,
Karen Robnett

--

This message was directed to commission@knoxmpc.org

 **6 Routes to Seven Springs.docx**
13K

6 Routes to Seven Springs:

We are located on a ridge top half way between Middlebrook Pike and Western Avenue/Oak Ridge Hwy. It is approximately 2 miles from either direction.

There is a 4-way stop at Amherst and Piney Grove Church Roads. The subdivision is on the east and west sides of Piney Grove Church Road and north of Amherst. The proposed development is south of Amherst and west of Piney Grove.

- 1) 2 miles total distance. Middlebrook Pike to Amherst. Turn onto Amherst and go to Piney Grove Church Road. There is one stop sign where you must bear left (traffic from your left does not stop). Go to 4-way stop. Development is diagonal and left of the stop sign at Piney Grove Church Road. Seven Springs is to your right.
- 2) 2 miles total distance. Middlebrook Pike to Francis Road (Bearden Middle School is on this corner). Francis Road to Helmbolt Road. Left on Helmbolt Road to Piney Grove Church Road. Right on Piney Grove and over the train tracks, then bear left. Development is on the left before the 4-way stop. Seven Springs is in front of you at the 4-way stop.
- 3) 2 miles total distance. Middlebrook Pike to Piney Grove Church Road. As you approach Piney Grove Baptist Church, turn right on that road to remain on Piney Grove Church Road. (If you continue straight, you will be on Robinson Road headed back to Middlebrook Pike.) Go over the train tracks at Piney Grove Church Road, then bear left. Development is on the left before the 4-way stop. Seven Springs is in front of you at the 4-way stop.
- 4) 2 miles total distance. Middlebrook Pike to Robinson Road. Turn onto Robinson Road and go to Piney Grove Church Road. You will go through a 3-way stop and then the road will make a 90 degree right hand turn at the Piney Grove Baptist Church. Directly past the church is a road. This is Piney Grove Church Road. Take a left onto Piney Grove Church Road (if you go straight you will be on Piney Grove Church Road headed back to Middlebrook Pike). Go over the train tracks at Piney Grove Church Road, then bear left. Development is on the left before the 4-way stop. Seven Springs is in front of you at the 4-way stop.
- 5) 2.3 miles total distance. Oak Ridge Hwy at Schaad Road. Go west on Schaad Road and make first left onto Ball Camp Pike. Go to traffic light. At the light, take a left onto Amherst Road. Go to 4-way stop at Piney Grove Church Road. The development site will be to your right. Seven Springs will be on your left.
- 6) 2 miles total. Western Ave at McKamey Road. NOTE: McKamey is closed at Western due to construction but you can take detours to get on McKamey Road. Take McKamey to stop sign. The east side of our subdivision will be to your right. Take a right onto Amherst Road. Go to 4-way stop. Development is diagonal and left of the stop sign at Piney Grove Church Road. Seven Springs is to your right.



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

[MPC Comment] Agenda Item #29 for Oct 9, 2014

1 message

Miriam Mangers <mangersm@gmail.com>
Reply-To: mangersm@gmail.com
To: commission@knoxmpc.org

Wed, Oct 8, 2014 at 2:50 PM

To the Metropolitan Planning Commission

Reference Agenda item # 29

Dear Commissioners,

As a resident in the area of the proposed Dollar General Store, Agenda Item #29, I would like to add a few observations for consideration.

Under the MPC's use on review findings entitled Conformity of the proposal to criteria established by the Knoxville Zoning Ordinance, number , I would like to highlight my disagreement on several points.

Firstly, the MPC stated that "*the use will not significantly injure the value of adjacent property.*" I believe that it will. Almost all Dollar General stores are located in either a strip-mall setting or in a stand-alone building with significant business presence surrounding it. The **four** Dollar General stores in a six mile radius of the proposed site are all located with other commercial businesses. This Dollar General is the only one surrounded by residential neighborhoods with no other retail business close by. No one will choose to buy a home in a neighborhood with a Dollar General at its entrance or nearby. I believe it will in fact injure the value of adjacent property.

Secondly, it is stated that "*the use will not draw additional traffic through residential areas.*" Because of this finding, and the fact that there are four Dollar General stores in a six mile radius (one being only 2 miles away), there is a high probability of this business failing within a short time, leaving an abandoned building in the area and further reducing property values and increasing the probability of criminal activity.

Thirdly, it is stated that "*no surrounding land use will pose a hazard or create an unsuitable environment for the proposed use.*" However, there are absolutely no sidewalks from any of the hundreds of homes to the proposed site. This store will require all pedestrians to walk in the roadway. According to the MPC/ Knox County traffic count map, the Amherst Rd traffic count closest to the proposed site is 5190 vehicles. There is plenty of reason to be concerned over pedestrian safety. The Dollar General site drawing includes a side walk on the Amherst road side but only a partial sidewalk on the Piney Grove Church Rd side. This is a calculated omission because extending a sidewalk on that side would point directly to the next extreme hazard, the railroad crossing and railway immediately next to the property. Pedestrians crossing here would have to negotiate a highly active train route which has a daily average of 7 trains during the daytime hours. An even greater concern for safety is the train track itself. This line runs for miles past hundreds of residential homes. It is a major concern that people of all ages, especially the youth, will use this route to the Dollar General because the roadways are so dangerous for walking.

In addition to these reasons, the fact that most Dollar General stores also sell beer makes placing this store in an obviously residential area of Knoxville full of young children very undesirable. With an existing Dollar General store a short two miles away, the placement of this store in such an unlikely location is very puzzling and objectionable to nearly all resident in the area.

Thank you for your consideration.

Sincerely, Miriam Mangers

5605 Summitridge Ln.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar General at corner of Amherst and Piney Grove Church Roads

1 message

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

Wed, Oct 8, 2014 at 3:00 PM

Reply-To: lindaarnone@yahoo.com

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

Dear Commission Members:

As residents of Seven Springs subdivision, we wanted to share with you our concern over the potential building of a Dollar General at the corner of Amherst Road and Piney Grove Church Road.

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)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] opposed to Dollar General at Amherst and Piney Grove

1 message

Gaertner, Lowell A <gaertner@utk.edu>

Fri, Oct 31, 2014 at 12:51 PM

Reply-To: gaertner@utk.edu

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

Dear MPC Commissioners,

I am emailing to voice my opposition to attempts to open a Dollar General Store near Amherst and Piney Grove Church Road (I.e., 10-C-14-UR). I live in Seven Spring Subdivision just across the street from the proposed development location. This is not a good location for the Dollar General Store in that it poses safety and logistical concerns:

- (1) The current roads are not wide enough to support delivery trucks, creating safety issues for residents and children
- (2) the available electric utilities in the area to support the store will require additional overhead lines which creates additional safety concerns.

SCHAAD COMMERCIAL INVESTMENTS

10-C-14-UR

South side of Amherst Rd., west side of Piney Grove Church Rd.

Proposed use: Commercial - Dollar General Store in RP-1 (Planned Residential) District. Council District 3.

Sincerely,

Lowell Gaertner

~~~~~  
Lowell Gaertner  
Department of Psychology  
University of Tennessee  
Knoxville TN, 37996-0900

phone: 865-974-3348  
fax: 865-974-9530

<http://psychology.utk.edu/gaertner/php>

Click to explore: [Social Psychology at the University of Tennessee](#)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar General.

1 message

Mark Gallagher <mgallagher@smalleymfg.com>
Reply-To: mgallagher@smalleymfg.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: "Carrie@CarrieDougherty.com" <Carrie@carriedougherty.com>

Fri, Oct 31, 2014 at 1:31 PM

Dear Commission Members

My name is Mark Gallagher a resident of Seven Springs development and I am contacting you in regards to Item 43 on your November 13th 2014 agenda. I am very much against this proposal it poses many concerns, safety for our children and roads being foremost. This property sits right beside a main rail track with frequent trains running and as a result stopped traffic, a store such as this would only add more congestion. Furthermore the roads are not suitable for bring tractor trailers in and out they are small two lane roads never intended for such traffic and therefore pose a safety issue for the local residence. Most of the supply traffic would come from Middlebrook Pike and if you have ever driven up Amherst road you know what a small windy road it is, again not suitable for tractor trailers. If traffic is allowed access from the store on to Piney Grove it would be right by the rail road crossing and become a blind point entry as the crossing is elevated and you cannot see what's in front of you virtually until you get through the crossing on to the downslope. I encourage you commission members to listen to the concerns of the surrounding neighborhoods and go see why they are against this proposal.

43. SCHAAD COMMERCIAL INVESTMENTS 10-C-14-UR

South side of Amherst Rd., west side of Piney Grove Church Rd.

Proposed use: Commercial - Dollar General Store in RP-1 (Planned

Residential) District. Council District 3.

Many thanks for taking the time to read this, and I trust that you will study this proposal in more detail and vote NO.

Best regards

Mark Gallagher

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar General

1 message

'linnae costa' via **Commission** <commission@knoxmpc.org>

Sat, Nov 1, 2014 at 9:04 AM

Reply-To: javamama4@yahoo.com

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

We live in the Seven Springs subdivision. We are very much against the building of the proposed Dollar General. This will not only bring the value of our houses down but will be quite a traffic mess when trains are crossing. Please do NOT approve this building idea.

Sincerely,
David and Linnae Costa
2416 Piney Grove Church Rd.

**"I will sing to the Lord all my life;
I will sing praise to my God as long as I live."
Psalm 104: 33**

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] No Dollar general

1 message

'DANA BERRY' via Commission <commission@knoxmpc.org>

Thu, Nov 6, 2014 at 1:55 PM

Reply-To: ECHOMAMA71@yahoo.com

To: commission@knoxmpc.org

Dear Planning Commission,

I am writing concerning the proposed Dollar General Store on Piney Grove Church Road. I honestly cannot think of a worse place to put this store. This is a residential area. Those of us who live here do so because of the LACK of traffic and LACK of such businesses.

The proposed neighborhood site is not compatible with the needs of such a business. The roads will not support the increased traffic. Delivery trucks and excess traffic create a major danger to our children who, by the way, have a school bus stop at the very same corner. In addition, due to Knoxville's propensity for ice storms and heavy rains, the additional overhead utility lines will create safety concerns and increased power outages.

Bringing "stripmall" type stores into such a neighborhood will also lessen the beautiful aesthetics of the area, thereby lowering property values.

Please, Please consider the opinions of those of us who live in this area. We DO NOT want Dollar General in our Neighborhood!

Thank you for your time,
Dana Berry
2469 Maple Crest Lane
Knoxville, TN 37921

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Agenda Item 43 Schaad Commercial Investments

1 message

Stan Roller <stan.roller@hotmail.com>

Thu, Nov 6, 2014 at 12:47 PM

Reply-To: stan.roller@hotmail.com

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

I am a resident of the area which will be affected by this proposed zoning change. I am opposed to this change for the following reasons:

1. There are traffic congestion problems at Amherst Road and Piney Grove Church Rd. already due to the railroad tracks and the 4-Way Stop at the intersection.
2. Piney Grove Church Rd. and Amherst Road are extremely narrow and have a lot of curves which currently are unsafe, given the way people drive, without the additional traffic and truck traffic which would result from this change in zoning.
3. The utility infrastructure can barely support the residents in this area without adding additional commercial power and other utility use. We already experience too many power failures from KUB in this area.
4. The residents in this area purchased property in this area because it was expected to stay residential. Bringing more commercial business into this area will reduce property values of the homeowners.

I respectfully request that this Use on Review be rejected for the reasons listed above.

Stan Roller
5427 Oak Harbor Lane
Knoxville, TN 37921

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This message was directed to commission@knoxmpc.org



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

**[MPC Comment] Dollar General- Schaad Brown Real Estate/Schaad
Cmmercial Investments**

1 message

maghen stubbs <maghen.stubbs@gmail.com>
Reply-To: maghen.stubbs@gmail.com
To: commission@knoxmpc.org

Wed, Nov 5, 2014 at 5:19 PM

To Whom It May Concern,

I am writing to you as a concerned homeowner of the Seven Springs Neighborhood located at the cross section of Piney Grove Church Rd and Amherst Rd. I would like to voice my concerns and opposition of the proposed plans to build a Dollar General in the area across from my neighborhood.

1) I feel that this commercial property attracts unnecessary traffic to an already busy intersection. With the train crossing, this intersection becomes extremely backed up multiple times per day and therefore, the commercial property will create additional traffic that further perpetuates this problem. There are already safety concerns with drivers running the stop sign at this intersection and additional traffic increases this safety concern especially since this four way stop is where the school bus lets off the kids for the neighborhood. Therefore, I am very concerned about the increased traffic and the safety of our children getting home in the afternoons.

2) I also feel that the current roads and intersections are not wide enough or cared for (i.e. pot holes, drop offs etc) to support the delivery trucks that will be entering the area for the Dollar General. I understand that Amherst is considered a commercial road, and this is true for those that enter Amherst from Middlebrook Pike; however, the area of Amherst at Piney Grove Church really is thought of as more residential specifically because the roads cannot support large trucks to bring shipments into businesses this far up Amherst and therefore, provides another safety concern for the drivers on this road.

3) Finally, the current available utilities cannot support the Dollar General- this will obviously require additional overhead power lines which can most definitely create safety concerns.

In closing, I appreciate you reading my email and listening to my concerns of how the current proposed location for the Dollar General ideal or safe for the surrounding residents.

Thank you,
Maghen Cantrell
Resident in Seven Springs Subdivision

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 20141113 - Item # 43 on MPC Agenda for November 13, 2014

2 messages

Karen Robnett <krobnett7@gmail.com>

Thu, Nov 6, 2014 at 8:15 AM

Reply-To: krobnett7@gmail.com

To: bartcarey@comcast.net, eason.mpc@gmail.com, Mac Goodwin <mgoodwin.mpc@gmail.com>, Janice Tocher <jtocher.mpc@gmail.com>, herb@claibornehauling.com, Brian Pierce <brianpierce@mbiarch.com>, mark.donaldson@knoxmpc.org, commission@knoxmpc.org

Dear Commissioners:

As an eighteen year resident of the Seven Springs sub-division, I am asking that you NOT approve this use on review. Any large, national or local retail chain is **not appropriate for this area. To reach this location, one must traverse at least 2 miles of winding, narrow roads.** Many locations have little to no shoulder. It is really such an odd location for a store of this type. I invite you to drive by and see. You will immediately see what pictures cannot show. We are located on a ridge top half way between Middlebrook Pike and Western Avenue/Oak Ridge Hwy. We are approximately 2 miles from any of these roads. I have attached 6 sets of routes one could take, depending on the direction you are traveling.

Although I appreciate the effort by this developer to "up-scale" the Dollar General design for this location, there are several items I am opposed to with any development at this location:

- 1) There should be screening of this site from our residential area. To screen from our sub-division would **require screening in the northeast corner** as it is very visible from our main entrance and beyond. This is the corner at the intersection of Piney Grove Church Road and Amherst Road.
- 2) One small 10 square foot sign to identify the business(es), with placement on the building. This sign should emit no light. There is no need to "create" a draw from outside the neighboring community because **as a planned residential development, any business at this location should be intended to serve our community** and any neighboring residential areas.
- 3) There should be minimal light sources to ensure safety, but these lights should be shielded from any residential area. I don't see any indication of how the developer plans to do this from the submitted plans.
- 4) Response time for emergency personnel (fire, EMS and police) should be given consideration. Our area typically has poor response times because of the roads and distance that must be traveled on these roads to reach us. I'm thinking....great robbery location....with escape route through our neighborhood that has no outlet.
- 5) The current condition of the roads is hazardous for delivery trucks and others on the roads. I have actually seen people try to walk or bicycle on these roads (not wise). Many homes are along these roads and they are heavily travelled. Some of the curves are nearly impossible to traverse without crossing the double yellow line in a car; much less in a tractor trailer. This would be a route a tractor trailer driver would not want to make.
- 6) Are the utilities sufficient to handle a business at this location. We constantly have little brown outs or power fluctuations at my house. Most of my clocks stay on "blink" because I get tired of resetting them. It appears there has been so much growth in this area, we have outgrown the utilities feeding this area.

In closing, I have several final questions. If they show a brick and stucco building with landscaping in the plans to MPC, do they have to abide by this plan. Or could it change? Could we end up with an asphalt lot, no landscaping and a corrugated metal building? Will it be a fight to keep the landscape maintained? Could they decide not to landscape? Or worse than any of these, could we end up with an abandoned building and site across the street? What assurances do we have for any of these things?

I appreciate your consideration of these items and thank-you for your time.

Regards,
Karen Robnett

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This message was directed to commission@knoxmpc.org

 **6 Routes to Seven Springs.docx**
15K

Chris and David Canges <canges1@earthlink.net>

Thu, Nov 6, 2014 at 8:45 AM

Reply-To: canges1@earthlink.net

To: bartcarey@comcast.net

Cc: eason.mpc@gmail.com, Mac Goodwin <mgoodwin.mpc@gmail.com>, Janice Tocher <jtocher.mpc@gmail.com>, herb@claibornehauling.com, Brian Pierce <brianpierce@mbiarch.com>, mark.donaldson@knoxmpc.org, commission@knoxmpc.org

Dear Commissioners,

I am a resident of Seven Springs sub division. I am writing to you in opposition of the proposed Dollar General store at Amherst and Piney Grove Church Road. I have lived in Seven Springs for 14 years and have 2 teen boys. As a parent I am opposed to the idea of a Dollar General drawing my kids across a very busy street to purchase soda, candy, etc... The intersection of Piney Grove Church Road and Amherst is very dangerous for cars let alone pedestrians. Most people in the area treat the stop as an indication that you should "Spin The wheels On Pavement." People run the stop sign constantly. My other concern is for the pedestrian traffic it may draw from the trailer park on Amherst Road. It is a winding road with no side walk or shoulder on either side. The traffic is horrendous when the trains go by backing cars up in all directions. My other concerns are utilities. In our area we have a constant problem with our water pressure, especially for my house. We live at the very back of the subdivision and our water pressure is awful at the times that most families are home and water is being used.

The location of this Dollar General, from my understanding, is to be a store that will serve our neighborhood. This store will not serve the needs of our neighborhood for a quick stop to pick up things we may have forgotten at the grocery store. They do not carry fresh food and a good portion of their items are right at their expiration dates if not completely past. There is a use for these types of stores in other areas, but not in an area that is residential. I would also like to point out that there are 9 Dollar Generals within a 10 mile radius of our neighborhood. I would be surprised to see any indication that all these locations are thriving and in need of expansion. If you have ever been in a Dollar General the majority of their stores are trashed. The inside is dirty and their products are in total disarray. That indicates to me that they don't care for their locations inside or out. We don't need an eye sore of a neglected building sitting at the entrance to our neighborhood.

Please reject the proposed use on review of this piece of land.

Thank you,
Christine Canges

[Quoted text hidden]

6 Routes to Seven Springs:

We are located on a ridge top half way between Middlebrook Pike and Western Avenue/Oak Ridge Hwy. It is approximately 2 miles from either direction.

There is a 4-way stop at Amherst and Piney Grove Church Roads. The subdivision is on the east and west sides of Piney Grove Church Road and north of Amherst. The proposed development is south of Amherst and west of Piney Grove.

- 1) 2 miles total distance. Middlebrook Pike to Amherst. Turn onto Amherst and go to Piney Grove Church Road. There is one stop sign where you must bear left (traffic from your left does not stop). Go to 4-way stop. Development is diagonal and left of the stop sign at Piney Grove Church Road. Seven Springs is to your right.
- 2) 2 miles total distance. Middlebrook Pike to Francis Road (Bearden Middle School is on this corner). Frances Road to Helmbolt Road. Left on Helmbolt Road to Piney Grove Church Road. Right on Piney Grove and over the train tracks, then bear left. Development is on the left before the 4-way stop. Seven Springs is in front of you at the 4-way stop.
- 3) 2 miles total distance. Middlebrook Pike to Piney Grove Church Road. As you approach Piney Grove Baptist Church, turn right on that road to remain on Piney Grove Church Road. (If you continue straight, you will be on Robinson Road headed back to Middlebrook Pike.) Go over the train tracks at Piney Grove Church Road, then bear left. Development is on the left before the 4-way stop. Seven Springs is in front of you at the 4-way stop.
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- 5) 2.3 miles total distance. Oak Ridge Hwy at Schaad Road. Go west on Schaad Road and make first left onto Ball Camp Pike. Go to traffic light. At the light, take a left onto Amherst Road. Go to 4-way stop at Piney Grove Church Road. The development site will be to your right. Seven Springs will be on your left.
- 6) 2 miles total. Western Ave at McKamey Road. Take McKamey to stop sign. The east side of our subdivision will be to your right. Take a right onto Amherst Road. Go to 4-way stop. Development is diagonal and left of the stop sign at Piney Grove Church Road. Seven Springs is to your right.



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

[MPC Comment] Not opposed to the Dollar General Store at Piney Grove Church Road/Amherst Road

1 message

Brenda Morrow <brendakm1948@icloud.com>

Wed, Nov 5, 2014 at 3:31 PM

Reply-To: brendakm1948@icloud.com

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

I know you have received many emails from Seven Springs residents opposing the proposed Dollar General Store in our neighborhood. I am very much in favor of the store being build close by and am also aware of some other neighbors who are excited about having a store near us.

I personally find the safety/logistics concerns invalid. There are various stores in Knoxville with smaller parking lots and much harder for large trucks to access. I'm also not sure why additional overhead lines would create a safety hazard.

I really hope the opposition does not succeed in stopping this much needed store in our area.

Thank you for taking the time to read this.

Brenda Morrow
2448 Piney Grove Church Road

Sent from my iPad

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This message was directed to commission@knoxmpc.org