



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

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

1 message

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**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.

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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] Dollar General at corner of Amherst and Piney Grove Church Roads**

1 message

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'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)

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

1 message

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'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](mailto:commission@knoxmpc.org)



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

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

1 message

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**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

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

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 **6 Routes to Seven Springs.docx**  
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## 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.