



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

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**[MPC Comment] Use on Review**

1 message

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**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](mailto:commission@knoxmpc.org)



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

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

1 message

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**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

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