

MPC and MPC commissioners'



Item 4-H-15_UR

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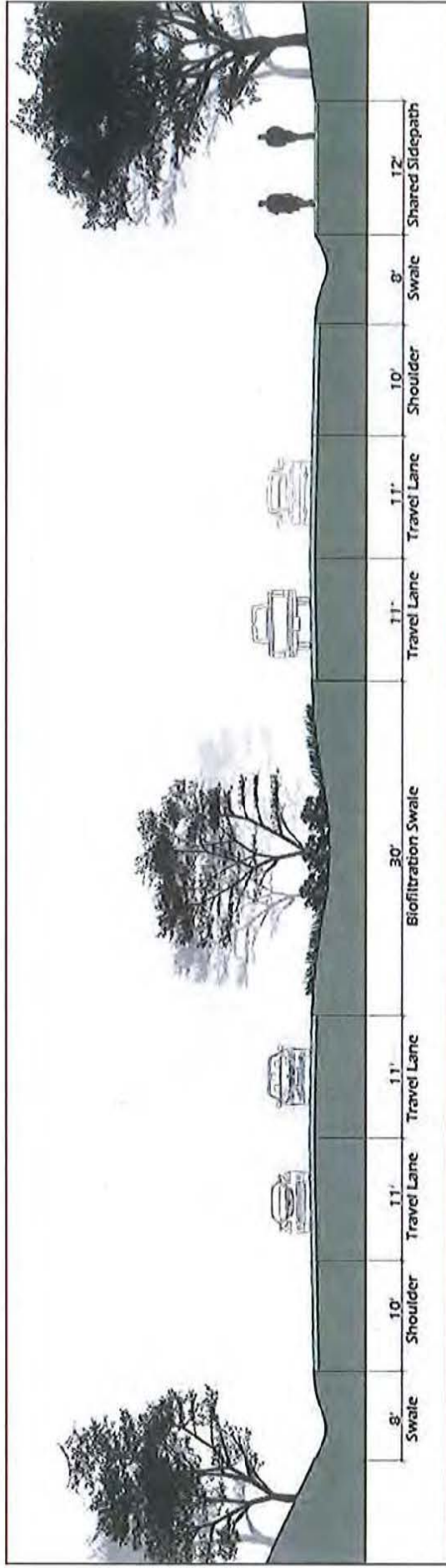
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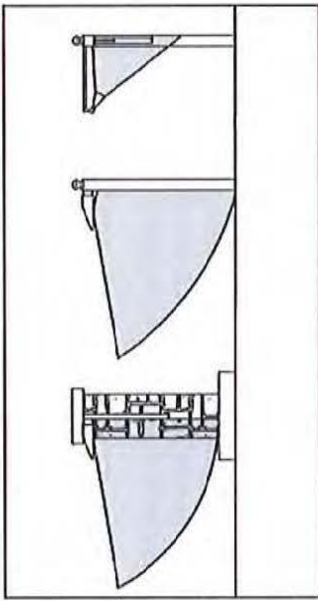
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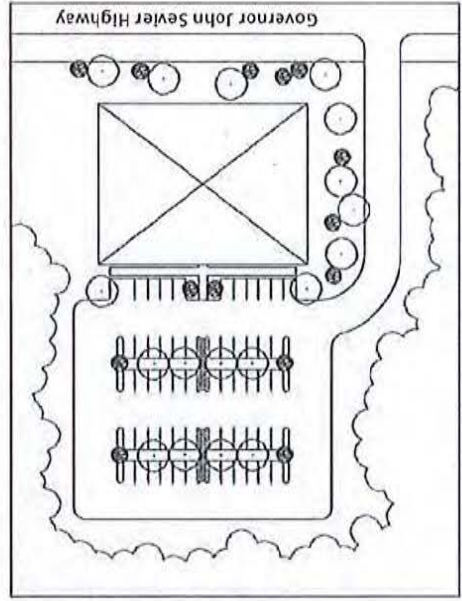
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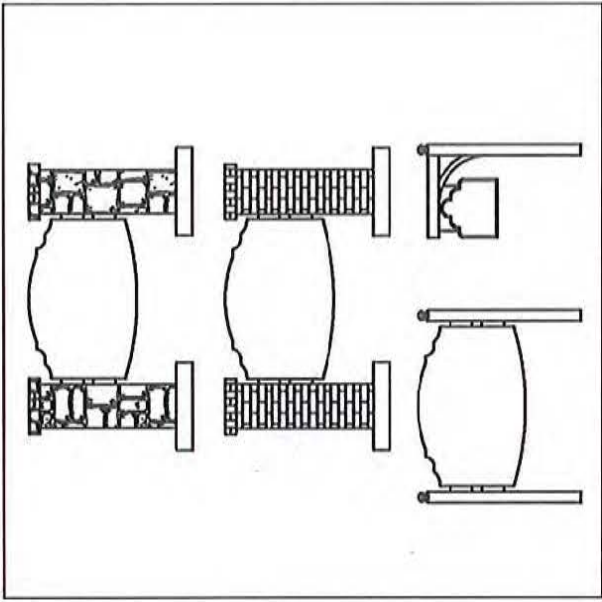
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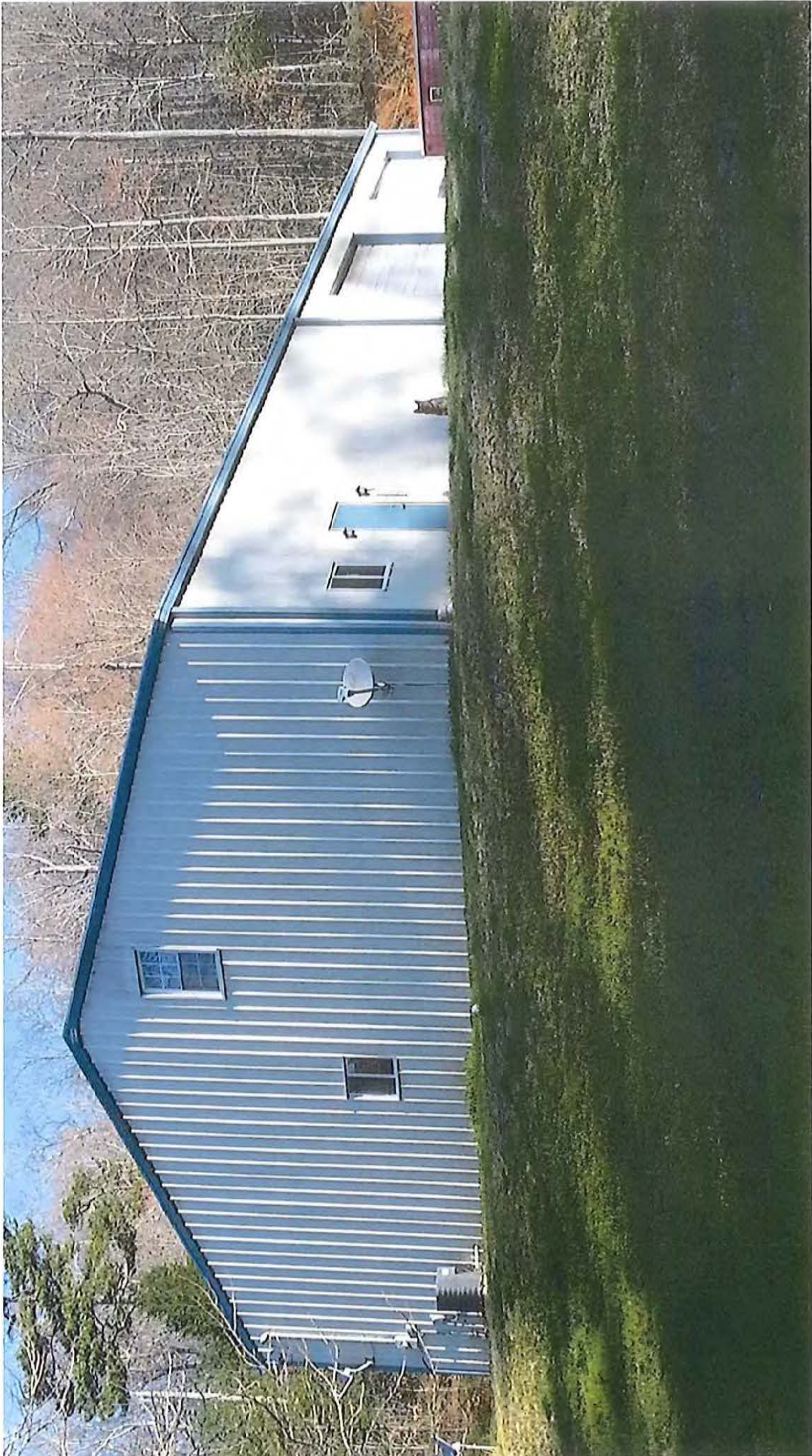


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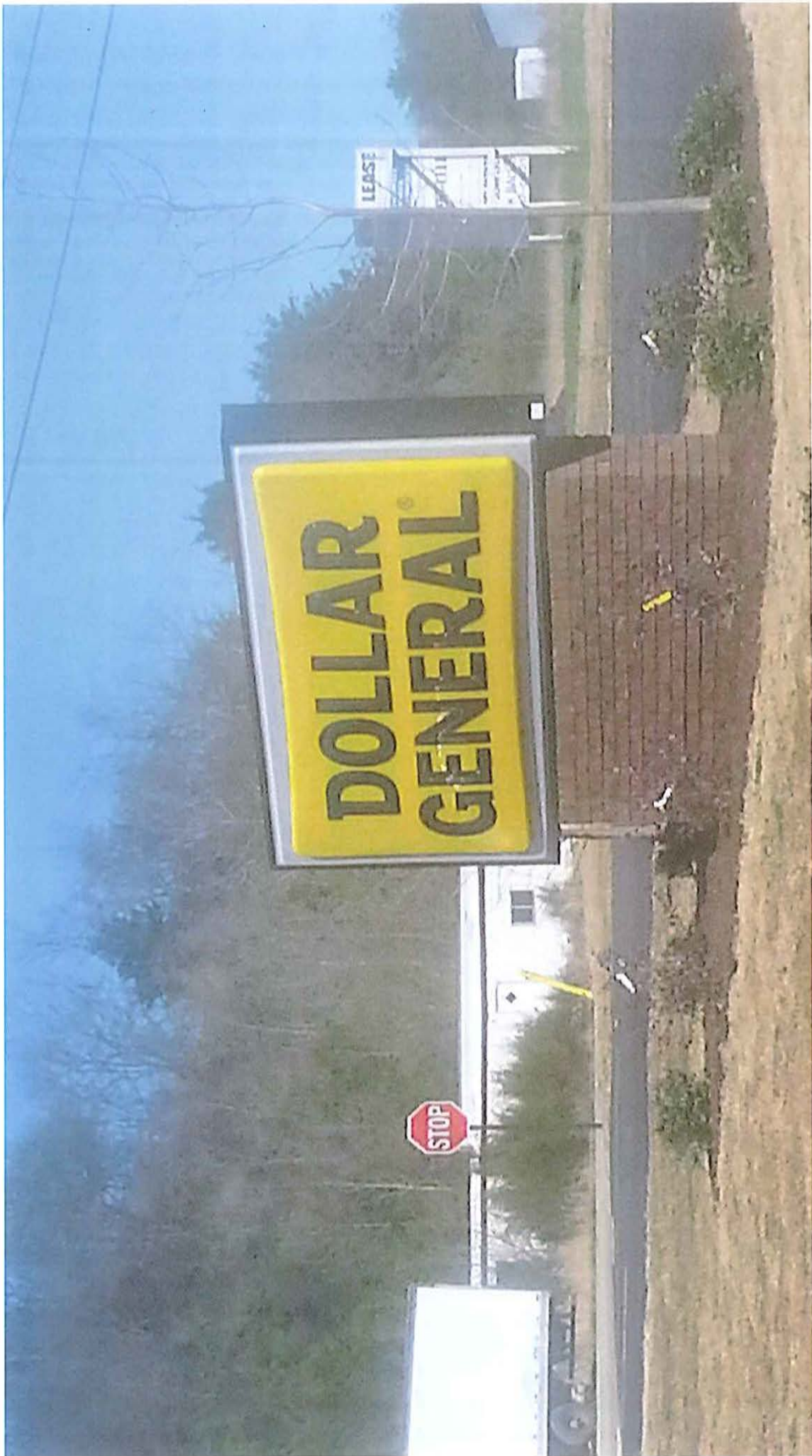
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(51)





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

[MPC Comment] Proposed Dollar General on John Sevier Hwy

1 message

Maureen <poohbear49@comcast.net>

Sun, Apr 5, 2015 at 10:39 AM

Reply-To: poohbear49@comcast.net

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

The main issue is going to be traffic no turn lanes etc. needs to be looked at or a street light there

Sent from my iPhone

—

This message was directed to commission@knoxmpc.org

April 2, 2015

TO: Knox County MPC

RE: 4-H-15-UR

Dear Commissioners:

It is our understanding that you will be hearing a proposal to build a Dollar General Store on Circle Oak Drive in South Knoxville. We have some concerns about this proposal:

1. The building needs to be brick/stucco, not metal.
2. If the sign is placed on a base, it must not obstruct the view of persons entering Gov. John Sevier Hwy from Circle Oak.
3. We are also concerned that traffic turning left onto Circle Oak from W. Gov. John Sevier Hwy will cause a back-up, since there is no turn lane at that point.
4. Also, traffic turning left onto Gov. John Sevier Hwy from Circle Oak may cause congestion at that intersection.

Please take these concerns into consideration as you make your decision. We live in South Knoxville and, feel that if we must have additional businesses, they need to be quality and an asset to the community.

Thank you,

Donald G and Patricia K Paschal
7234 Settlers Path Ln
Knoxville TN 37920
865-609-7300



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

[MPC Comment] MPC Case # 4-H-15-UR Dollar General

1 message

Name <sturdy@bellsouth.net>

Sun, Apr 5, 2015 at 12:12 PM

Reply-To: sturdy@bellsouth.net

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

Cc: Roy Braden <roy.braden@knoxcounty.org>, Mike Brown <brownm55@comcast.net>

Dear MPC Members:

As you can see from the attached pictures, we already have too many ugly metal buildings fronting Governor John Sevier Highway. This is a designated scenic highway as you know and we ask that every effort be made to keep it so. As for the proposed Dollar General store, we want a building with at least three sides brick with landscaping in keeping with the South Sector Plan. This area needs to be improved and kept up to scenic hwy. standards. A monument type sign would also help emphasize Gov. John Sevier's monumental impact on history!

Thank you for your consideration.

Jim Sturdevan

7424 South Point Road

Knoxville, TN. 37920

-

This message was directed to commission@knoxmpc.org**Gov John Sevier HighwayAug2014G.pptx**

3439K

Gov. John Sevier Highway

Scenic Highway
or Cluttered Junkyard?

The following pictures were taken while driving along a 5 mile stretch of Gov. John Sevier Highway from the intersections of John Sevier and Alcoa and John Sevier and Chapman Highway. Ask yourself the following question: if I were from out of town, would I believe I was driving on a scenic highway....?

These violations are still ongoing, 4 years later!

“Grading” project. Oh, and how DID a grading permit get issued for agricultural land which clearly stated on the permit that it was going to be a commercial operation.....?





This pond **on adjacent property**, which has been fished in for generations, is filling with silt from the grading done for the “commercial” project on the previous slide.

Note the bottom of this stream bed is full of silt. This stream fills the pond.



No Landscape Barrier



A **GOOD** Example! Of blending in with the surrounding natural landscape



This is even worse now, 2 years later!
Is this legal? Is it SCENIC? No barrier,
no landscaping of ANY kind!



09/11/2012 23:26

Likewise here: no barrier, no landscaping. Is there ground contamination happening here?





09/11/2012 23:27

This is considered a residence? Is this appropriate for a historic scenic highway?



09/11/2012 23:28

For sale signs indicate land is zoned commercial....but it's not.



Is this commercial property? Is it scenic? What is the environmental impact? What is planned here?



Residence? Or “show chrome” shop?



15 acres commercial?!



Is this commercial too?



And this?

FOR **SALE**
OR
LEASE
865-386-7451
865-455-4726

09/11/2012 23:38

And this?



Future flea market?



Just Imagine.....

- Is Governor John Sevier a scenic highway or a cluttered parking lot/junk yard/flea market? Not very scenic now & imagine what it will be if it is cluttered with a dozen more metal shed “homes” and littered with industrial trailers, rusting dump trucks and abandoned junk of all types and sizes.....?

This could happen to YOUR back yard!

- if the Sector Plan is not honored,
- if our way of life is not respected & protected,
- if our cultural and historical heritage is not preserved,
- **If elected officials and government employees refuse to enforce codes and zoning regulations.**



**Silt filling the
bottom of this
stream!**



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

[MPC Comment] Dollar General at John Sevier Highway

1 message

amkpf423 via Commission <commission@knoxmpc.org>

Sun, Apr 5, 2015 at 10:10 PM

Reply-To: Amkpf423@aol.com

To: Commission@knoxmpc.org

To whom it may concern,

We reside in south Knoxville fairly close to the proposed Dollar General to be built. This building needs to be built in accordance with the nicer brick buildings in the vicinity and particularly since John Sevier is a designated scenic highway. There are enough metal trashy structures that are in codes violations already on this road which need to be addressed so obviously we do not need one more.

We appreciate your help in this matter.

Sincerely,
Sara Dyer and Howard Taylor

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 4-H-15UR; April 9th AGENDA ITEM #36 Dollar General Store Proposals

1 message

Gail Wood <gmwood14@comcast.net>
Reply-To: gmwood14@comcast.net
To: commission@knoxmpc.org

Thu, Apr 2, 2015 at 10:56 PM

Commissioners:

The John Sevier Highway neighborhoods do not want the proposed Dollar General store to be a metal 'warehouse' building, nor do we want to see a 'pole' sign used.

We feel this would denigrate an area that already has brick buildings in place: South Knoxville Senior Center, a neighboring property to the development, is brick and well landscaped; the Weigel's, in site of the development, is brick; the church, in site of Weigel's is brick; the firehouse, in site of Weigel's, is brick.

In addition, the MPC plan for development for John Sevier Highway is very specific about the choices of lighting, building materials, landscaping. The plan does not call for metal warehouses nor pole signs.

Residents of the John Sevier Corridor have worked hard to eliminate the "junkie look" that is pervasive along John Sevier. There are existing brick structures all around the proposed property, enough to justify this development be brick, with appropriate landscaping, and with a monument sign. These choices begin to add up – until, visually, one building, one development at a time, and through our willingness to fight for thoughtful development and aesthetics...we will elevate the look of John Sevier Highway – a road still designated a "Scenic Highway".

Thank you for considering my request.

Gail Wood

940 Westcourt Dr.

–

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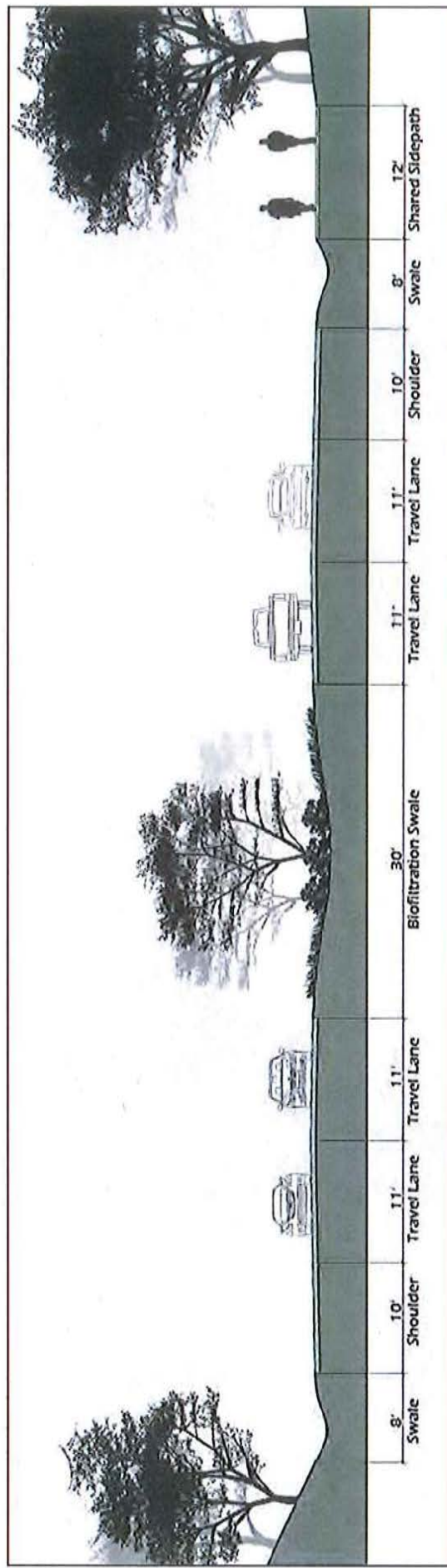
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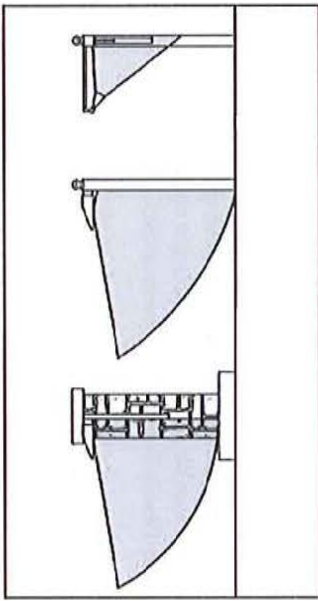
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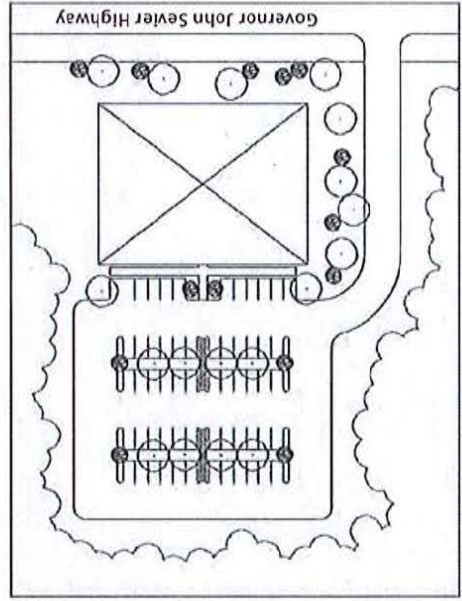
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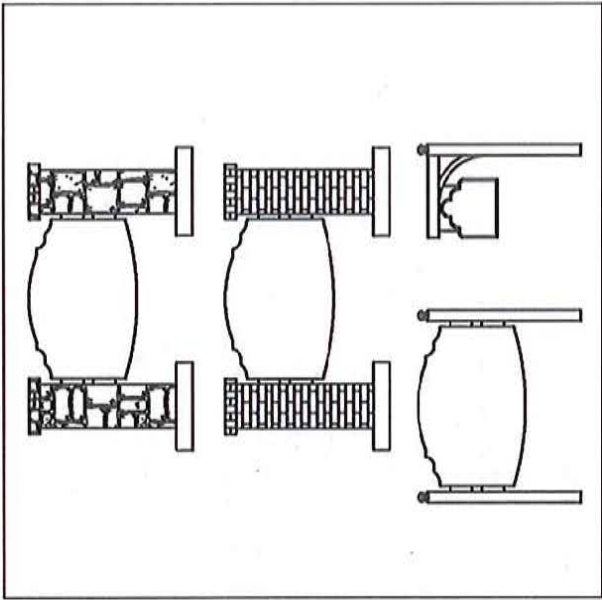
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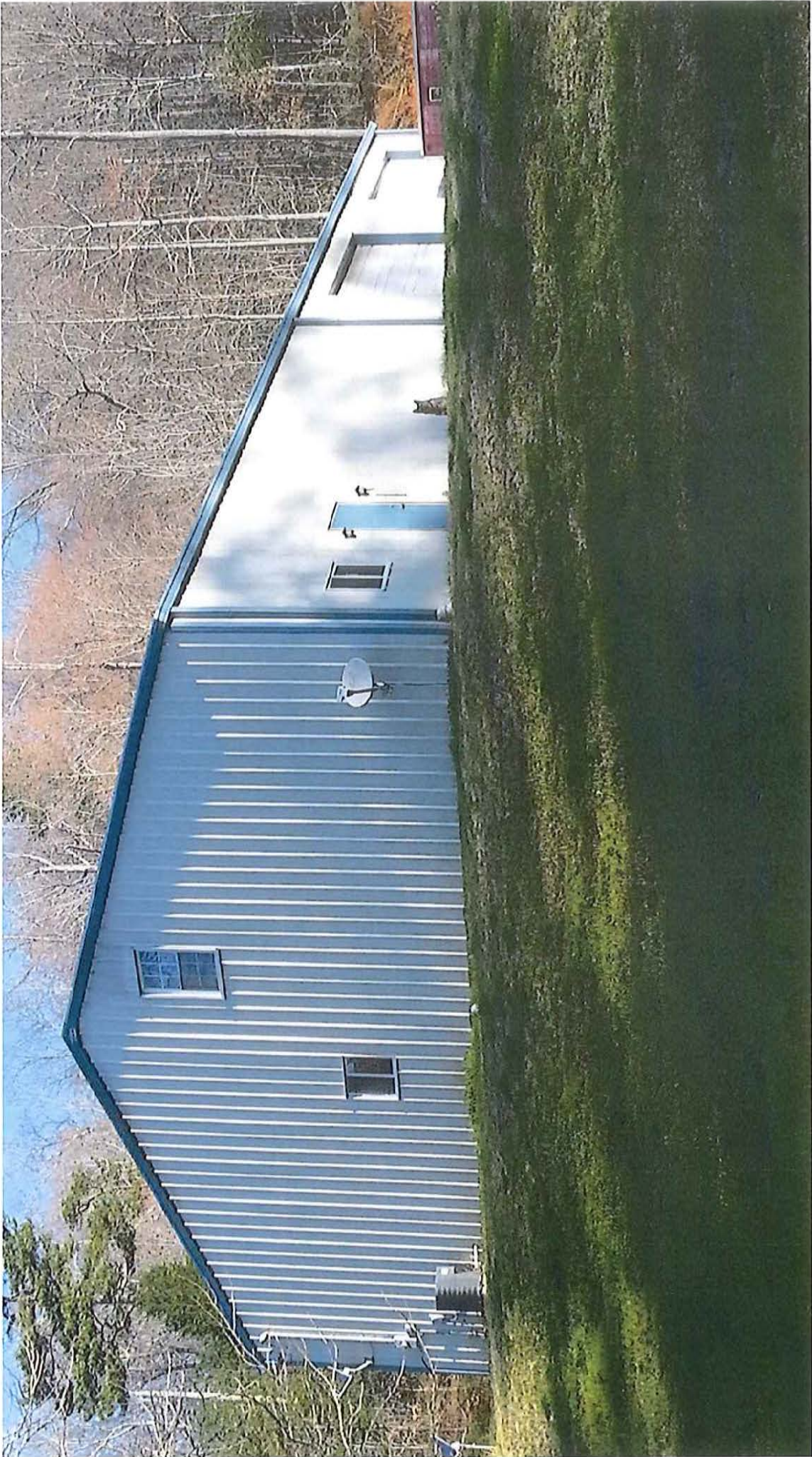


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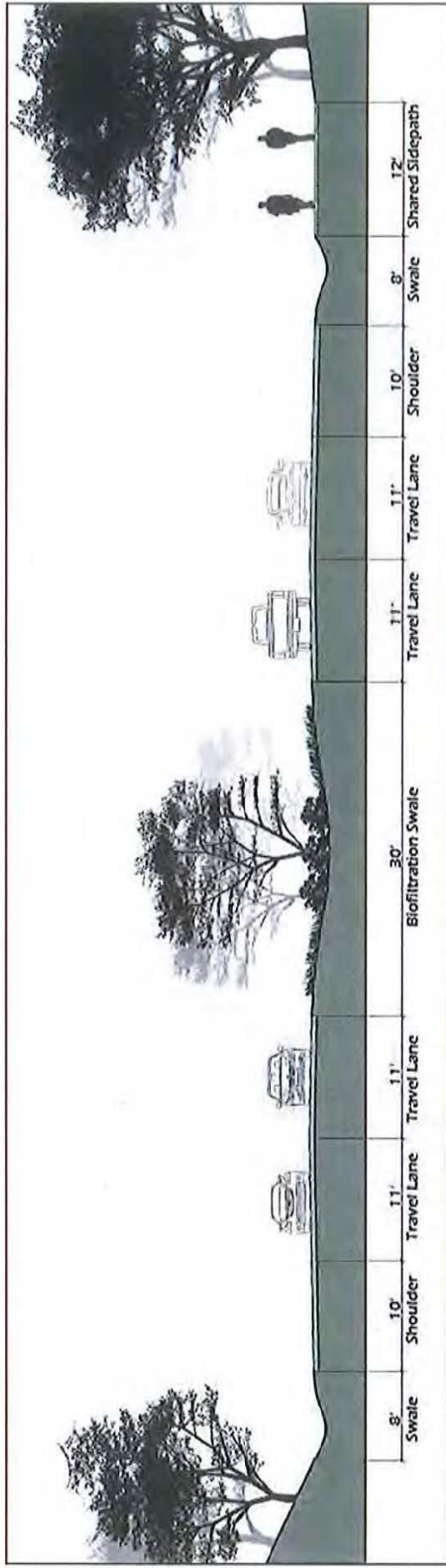
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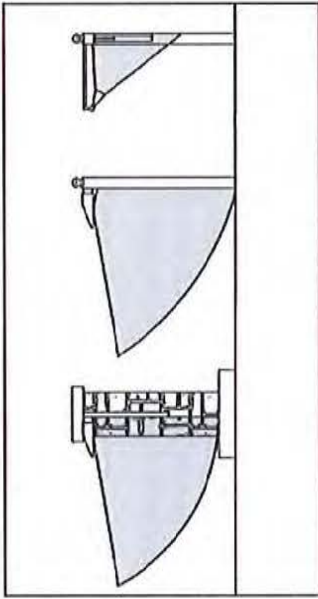
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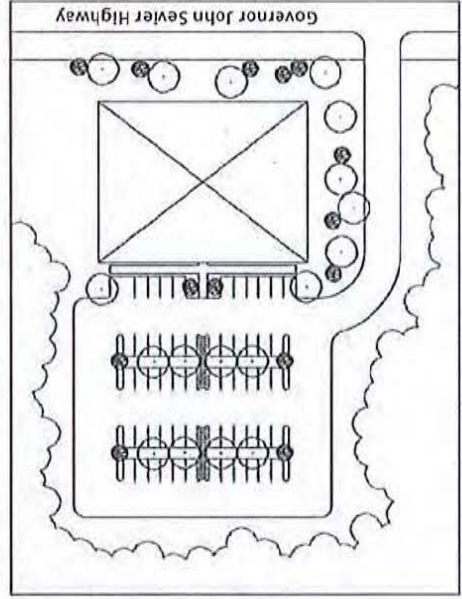
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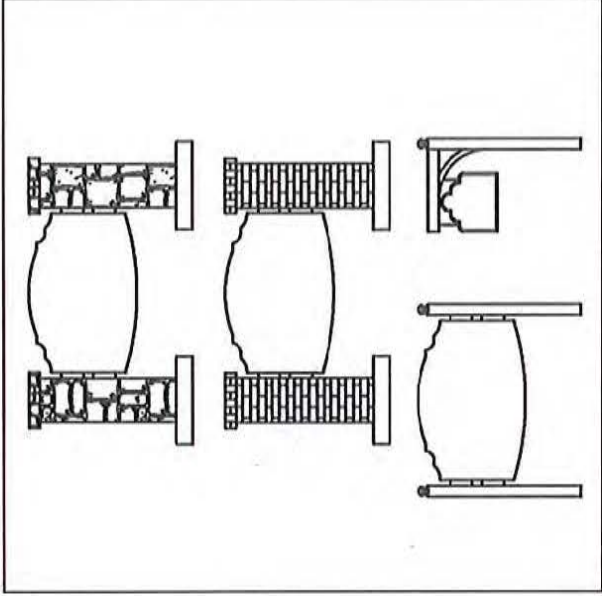
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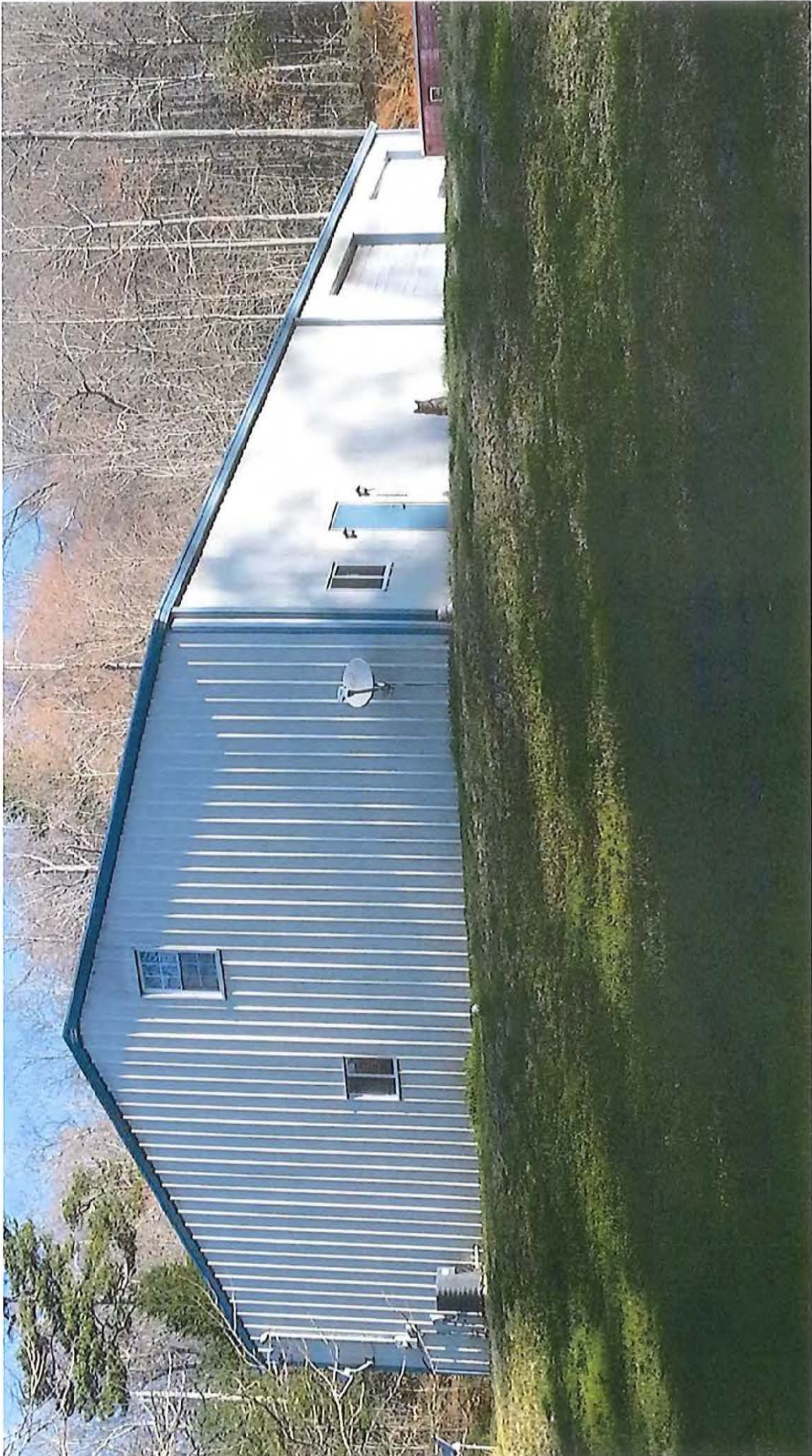


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Illegal Run Business

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The following pages show the new Dollar General store on Gov. John Sevier at the Ramsey House. The all brick and monument sign are the types of development that Gov. John Sevier highway should have.



6



①

The following pages show the Dollar General store as a warehouse style. This warehouse style building will not be suitable for the neighborhood. The pole sign needs to go and a monument sign only.



8



9

The following pages show current development surrounding the site. The South Knox Senior Citizens Center is next door.



10



11



12



13



11

(51)





169



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

[MPC Comment] Proposed Dollar General on John Sevier Hwy

1 message

Maureen <poohbear49@comcast.net>

Sun, Apr 5, 2015 at 10:39 AM

Reply-To: poohbear49@comcast.net

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

The main issue is going to be traffic no turn lanes etc. needs to be looked at or a street light there

Sent from my iPhone

-

This message was directed to commission@knoxmpc.org

April 2, 2015

TO: Knox County MPC

RE: 4-H-15-UR

Dear Commissioners:

It is our understanding that you will be hearing a proposal to build a Dollar General Store on Circle Oak Drive in South Knoxville. We have some concerns about this proposal:

1. The building needs to be brick/stucco, not metal.
2. If the sign is placed on a base, it must not obstruct the view of persons entering Gov. John Sevier Hwy from Circle Oak.
3. We are also concerned that traffic turning left onto Circle Oak from W. Gov. John Sevier Hwy will cause a back-up, since there is no turn lane at that point.
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Please take these concerns into consideration as you make your decision. We live in South Knoxville and, feel that if we must have additional businesses, they need to be quality and an asset to the community.

Thank you,

Donald G and Patricia K Paschal
7234 Settlers Path Ln
Knoxville TN 37920
865-609-7300



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

[MPC Comment] MPC Case # 4-H-15-UR Dollar General

1 message

Name <sturdy@bellsouth.net>

Sun, Apr 5, 2015 at 12:12 PM

Reply-To: sturdy@bellsouth.net

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

Cc: Roy Braden <roy.braden@knoxcounty.org>, Mike Brown <brownm55@comcast.net>

Dear MPC Members:

As you can see from the attached pictures, we already have too many ugly metal buildings fronting Governor John Sevier Highway. This is a designated scenic highway as you know and we ask that every effort be made to keep it so. As for the proposed Dollar General store, we want a building with at least three sides brick with landscaping in keeping with the South Sector Plan. This area needs to be improved and kept up to scenic hwy. standards. A monument type sign would also help emphasize Gov. John Sevier's monumental impact on history!

Thank you for your consideration.

Jim Sturdevan

7424 South Point Road

Knoxville, TN. 37920

-

This message was directed to commission@knoxmpc.org**Gov John Sevier HighwayAug2014G.pptx**

3439K

Gov. John Sevier Highway

Scenic Highway
or Cluttered Junkyard?

The following pictures were taken while driving along a 5 mile stretch of Gov. John Sevier Highway from the intersections of John Sevier and Alcoa and John Sevier and Chapman Highway. Ask yourself the following question: if I were from out of town, would I believe I was driving on a scenic highway....?

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Note the bottom of this stream bed is full of silt. This stream fills the pond.



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09/11/2012 23:26

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15 acres commercial?!



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- if our cultural and historical heritage is not preserved,
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**Silt filling the
bottom of this
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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Dollar General at John Sevier Highway

1 message

amkpf423 via Commission <commission@knoxmpc.org>

Sun, Apr 5, 2015 at 10:10 PM

Reply-To: Amkpf423@aol.com

To: Commission@knoxmpc.org

To whom it may concern,

We reside in south Knoxville fairly close to the proposed Dollar General to be built. This building needs to be built in accordance with the nicer brick buildings in the vicinity and particularly since John Sevier is a designated scenic highway. There are enough metal trashy structures that are in codes violations already on this road which need to be addressed so obviously we do not need one more.

We appreciate your help in this matter.

Sincerely,
Sara Dyer and Howard Taylor

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 4-H-15UR; April 9th AGENDA ITEM #36 Dollar General Store Proposals

1 message

Gail Wood <gmwood14@comcast.net>
Reply-To: gmwood14@comcast.net
To: commission@knoxmpc.org

Thu, Apr 2, 2015 at 10:56 PM

Commissioners:

The John Sevier Highway neighborhoods do not want the proposed Dollar General store to be a metal 'warehouse' building, nor do we want to see a 'pole' sign used.

We feel this would denigrate an area that already has brick buildings in place: South Knoxville Senior Center, a neighboring property to the development, is brick and well landscaped; the Weigel's, in site of the development, is brick; the church, in site of Weigel's is brick; the firehouse, in site of Weigel's, is brick.

In addition, the MPC plan for development for John Sevier Highway is very specific about the choices of lighting, building materials, landscaping. The plan does not call for metal warehouses nor pole signs.

Residents of the John Sevier Corridor have worked hard to eliminate the "junkie look" that is pervasive along John Sevier. There are existing brick structures all around the proposed property, enough to justify this development be brick, with appropriate landscaping, and with a monument sign. These choices begin to add up – until, visually, one building, one development at a time, and through our willingness to fight for thoughtful development and aesthetics...we will elevate the look of John Sevier Highway – a road still designated a "Scenic Highway".

Thank you for considering my request.

Gail Wood

940 Westcourt Dr.

–

This message was directed to commission@knoxmpc.org



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

[MPC Comment] commission district 9

1 message

Margaret Denney <margaretdenney@bellsouth.net>

Tue, Mar 31, 2015 at 1:04 PM

Reply-To: margaretdenney@bellsouth.net

To: commission@knoxmpc.org

Commissioners:

Our area has become aware of the proposed Dollar General Store slated for the East side of Circle Oak Dr., north side of W. Governor John Sevier on Commission District 9. This is on your agenda for April 9th.

We understand that the zoning is correct but are concerned that Dollar General wants to build a "warehouse" type building which is inappropriate for the neighborhood. The building that it will replace is certainly unfortunate and does not fit with the precedent set for this area. The Knox County Senior Center, next door to this property, is a brick structure as is the Weigel's located about two blocks west of the property. The church, located about four blocks away on Maryville Pike, is brick and the residential areas surrounding this property are mostly brick structures.

Dollar General has built many brick structures and we ask that you require that of them for this location.

The Sector Plan calls for improving Gov. John Sevier Highway with better building materials and monument signs, not tall pole signs.

Our community has worked diligently in the past year to preserve our neighborhood feel and we think we deserve better than this. Thank you for your consideration.

Margaret Denney

6933 Riverwood Drive

Knoxville, TN 37920

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar Store near John Sevier Hwy

1 message

Diane Humphreys-Barlow <humphreysbarlow@gmail.com>

Tue, Mar 31, 2015 at 9:32 AM

Reply-To: humphreysbarlow@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

Please do not give permission for Dollar Store to construct a metal warehouse on John Sevier Highway. That intersection is challenged but improving with the lovely brick Senior Citizen center nearby. John Sevier Highway is designated a Scenic Highway though many parts are not scenic at all. Adding a metal warehouse will only increase the less than aesthetic building along the highway. Please require their design to be more pleasing to the eye and in keeping with the best along the highway, not the worst.

Thank you,
Diane Humphreys-Barlow
1005 Tarwater Rd.
Knoxville, TN 37920
[865/573-0390](tel:8655730390)

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Dollar General Store on Alcoa Hwy.

1 message

'Ruth Lawson' via Commission <commission@knoxmpc.org>

Tue, Mar 31, 2015 at 1:59 PM

Reply-To: rlawson5813@yahoo.com

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

I understand there is a Dollar General Store to be built where the Pit Stop was located on Alcoa Hwy and it is scheduled to come in front of the MPC on April 9th. We've heard they are going to build a warehouse-type building. There's not a problem with the store, but it would be nice if they would do a brick building to better fit the neighborhood. They have several brick buildings in town, so this would not be a new plan for them. Also, the Senior Center, Weigel's, and our church are brick and are in sight of where the Dollar General is to be built. The sector plan calls for using better materials and lower signage to enhance John Sevier, which fits this request for the store to be brick.

Thank you for taking this request into consideration.

Ruth Lawson

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Dollar General on John Sevier Hwy

1 message

Maureen <poohbear49@comcast.net>

Sun, Apr 5, 2015 at 10:39 AM

Reply-To: poohbear49@comcast.net

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

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April 2, 2015

TO: Knox County MPC

RE: 4-H-15-UR

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7234 Settlers Path Ln
Knoxville TN 37920
865-609-7300



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

[MPC Comment] MPC Case # 4-H-15-UR Dollar General

1 message

Name <sturdy@bellsouth.net>

Sun, Apr 5, 2015 at 12:12 PM

Reply-To: sturdy@bellsouth.net

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

Cc: Roy Braden <roy.braden@knoxcounty.org>, Mike Brown <brownm55@comcast.net>

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Knoxville, TN. 37920

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3439K

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And this?



And this?



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

[MPC Comment] Dollar General store along W John Sevier Hwy

1 message

altuinman@comcast.net <altuinman@comcast.net>

Mon, Apr 6, 2015 at 5:03 PM

Reply-To: altuinman@comcast.net

To: commission@knoxmpc.org

Sirs,

I understand that you will soon be considering approval for a new Dollar General store along W John Sevier Hwy, in close proximity to the existing senior center.

Having observed the recently constructed D-G store on East JS Hwy, I find it aesthetically appropriate to its surroundings.

A similar structure at the new location would be equally acceptable.

I urge you to approve the new proposal under the following conditions, which mirror those of the existing store:

1. That the facads visible from adjacent streets be entirely brick-clad.
2. That the D-G sign be relatively low profile, and erected on a brick base.

Thank you for considering my thoughts on the matter.

Sincerely,
Al Tuinman

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File 4-H-15UR; April 9th AGENDA ITEM #36 Dollar General Store Proposals

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Reply-To: gmwood14@comcast.net
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