



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

[MPC Comment] Proposed Apartment Complex off of Wallace Road by Paul Murphy

1 message

'Nicole Behm' via Commission <commission@knoxmpc.org>

Sun, Feb 8, 2015 at 8:38 AM

Reply-To: nicole.behm@yahoo.com

To: commission@knoxmpc.org

To the MPC:

On Thursday, Feb. 12 at the MPC meeting, you will discuss item 39 - the proposal of Paul Murphy to develop a 75-unit apartment complex off of Wallace Road. Please deny this request. This high density housing does not fit with the other surrounding neighborhoods which are single unit homes. These apartments will sit upon a ridge, have multiple stories and tower over these homes. They will not fit in with the surroundings.

In addition, Wallace and Nubben Ridge are roads that can't withstand this additional traffic. They are one lane in each direction roads. In the mornings, it is already challenging with traffic to drive on these roads. Also, there are many children who wait for the school bus and added cars will only cause more danger. In the other direction, Wallace to Northshore isn't any better. Filtering this traffic to Northshore - also a one lane in each direction road - is also an issue.

I understand that Knox County is growing and apartment complexes are a solution to dealing with this growth. However, putting high density housing in an area that is not suited for it (because it won't match the surrounding neighborhoods and the road infrastructure is not suitable for the extra traffic) is not a proper solution.

Thank you for your consideration in this matter.

A concerned property owner,
Nicole Behm

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please Do Not Approve the Proposed Wallace Apartment Complex

1 message

cpb <cpbrillante@comcast.net>
Reply-To: cpbrillante@comcast.net
To: commission@knoxmpc.org

Sun, Feb 8, 2015 at 5:21 PM

Dear Commissioners,

Approving this request is inappropriate for many reasons – to name a few:

- Northshore Drive, Wallace Road and Nubbin Ridge Road are not designed for this additional traffic load. These roads are problematic at the current traffic levels. Northshore is overcrowded now during AM/PM rush hours, this will only enhance opportunities for accidents and travel delays – especially during the construction phase. Adjacent roads will take a beating from the trucks serving the construction of this project.
- An apartment complex does not fit in this area of single family homes and will set precedent for more of the same. This will have a negative impact on property values.
- This development will have negative impact on schools in the area.

Please consider this proposal thoughtfully and vote against this apartment development.

Thank you,

Carlo & Madelon Brillante

Nearby Residents

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on Review - Wallace Road Apts

1 message

Madelon Brillante <madelon@ccetn.org>

Sun, Feb 8, 2015 at 10:55 PM

Reply-To: madelon@ccetn.org

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

I am writing to ask you to vote against the use on review for the construction of apartments on Wallace Road.

The increase of traffic from such a complex will make Northshore and Nubbin Ridge RDS far more treacherous than they already are.

This construction will also have a major impact on already full schools and negatively affect the single family neighborhoods that surround the area.

Please vote NO to this proposal.

Thank you.

Madelon Brillante
1140 Ansley Woods Way
Knoxville, TN 37923

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] Wallace Rd Apartment complex proposal

1 message

achadwell via Commission <commission@knoxmpc.org>

Fri, Feb 6, 2015 at 1:26 PM

Reply-To: achadwell@ups.com

To: commission@knoxmpc.org

Cc: andychadwell@comcast.net

To whom it may concern,

I am writing in response to the apartment complex that is being proposed on Wallace Rd. My wife and I recently built a house at 1014 Wallace Rd. We actually used the planning commission to review our property and take it from a 3 dwelling lot to a 1 dwelling lot, and are very appreciative of that. We did this in attempt to keep the area as small as possible and not to add to some problems already in the area. Had we known that an apartment complex was going to be in the area, we would not have built there.

With that being said, I have a 15 year background working in safety and teaching safe driving for one of the largest transportation/ trucking companies in the world. When reviewing this proposal from a safety standpoint, I noticed two things that were very alarming:

- 1) The intersection that is closest to this apartment complex is already at 1.87 times (basically double) greater than the statewide average in accidents for these road types.
- 2) People are 2.11 (more than double) times more likely to get injured in an accident here than the statewide average for this road type.

So now we are going to add more inexperienced drivers to this already dangerous intersection. When you talk about apartment complexes, you have to talk about young adults that will be living there and driving. Wallace Rd. was not designed for the amount of traffic that this complex will add. Nubbins Ridge Rd. is basically a 1 ½ lane road as is, with double yellow lines painted down the middle. My wife and I have been in our house for about a year and half there have been two accidents in front of our house already.

The last thing, I have noticed in the short time on Wallace Rd., is the amount of drainage and water issues at the 1200 block of Wallace. There is a low spot in Wallace Rd. and the runoff caused by the amount of pavement and concrete for the complex will generate standing water issues in my opinion resulting in more cost to the taxpayers as well as add to the congestion while the work is being done to correct the problems.

We strongly oppose this proposal of the apartment complex for the safety reasons mentioned, the water and drainage issues as well as the resale of our property. If an apartment complex moves in, I'm sure several people will be leaving the area and that's extremely unfortunate.

Thank you for your time,

Andy Chadwell

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fw: Opposition to - MPC File 1-D-15-UR on rezoning 1205 and 1217 Wallace Road

1 message

'Wendy Walker' via Commission <commission@knoxmpc.org>
Reply-To: wwalker1101@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Sun, Feb 8, 2015 at 9:26 PM

----- Forwarded Message -----

From: Mark Cockrum <markcockrum@gmail.com>

To: commision@knoxmpc.org

Sent: Friday, February 6, 2015 4:46 PM

Subject: Opposition to - MPC File 1-D-15-UR on rezoning 1205 and 1217 Wallace Road

Ladies and Gentlemen,

I am writing to express my opposition to the rezoning request on the above referenced properties off Wallace Road in Knoxville. My reasons for opposition are the following:

1) *Out of Character Building*

The conceptual design for the building shows **three story apartments located on the top of a ridge** line. Looking at the KGIS maps, one can clearly see all of the adjacent properties and nearly all of the surrounding dwellings for at least a half mile are single family units. Placing a three story apartment building on one of the highest elevation points in the area would be very inconsistent with the hundreds of other single family unit residences surrounding the proposed build site.

2) *Increased Traffic Congestion, Accidents, and School Bus Delays*

The additional 76 apartments will add too much traffic on Wallace Road and will increase traffic congestion during peak hours at the intersections of both Northshore Road and Nubbin Ridge Road intersection. The congestion on Wallace Road will **extend travel times for the school buses and increase the risks to the children** traveling on those buses and while boarding, and deboarding.

3) *Increased Stormwater Runoff Flooding on Northshore Drive*

I believe adding apartments on the given site with such a steep driveway on the ridge will significantly **increase rate of speed that stormwater runs down the hill** and into **Stinking Creek** that runs along Northshore Drive. Combining this runoff with the runoff from the planned residential development on the Kirby farm property (1-C-15-RZ) will result in increased flooding on Northshore Drive.

Please do not approve this rezoning request (1-D-15-UR) until the following concerns can be addressed:

- *Out of Character Building* – **Stipulate** that the building be limited to just two stories.

- *Increased Traffic Congestion, Accidents, and School Bus Delays* – **Reduce** the Proposed Use to “detached residential subdivision” and / or the Proposed Density to “3.25 du/ac”.
- *Increased Stormwater Runoff Flooding on Northshore Dr* – Complete a rainfall-runoff study using the conceptual design for the apartments to ensure that Stinking Creek will not flood Northshore Drive during a severe thunderstorm. The **study should use historical maximums and focus on creek elevation levels on the section of Stinking Creek between Wallace Road and Kensington Drive.** (This is the section of Northshore Drive that is immediately downstream from the construction site.) **Stipulate** that sufficient stormwater improvements be made to ensure no flooding on Northshore between Wallace Road and Kensington Drive.

Respectfully Submitted,

Mark Cockrum
1428 Queensbridge Drive
Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Apartments on Wallace Road

1 message

John Davis <davisldn@charter.net>

Tue, Feb 10, 2015 at 12:02 AM

Reply-To: davisldn@charter.net

To: commission@knoxmpc.org

As a landowner of property in the area, it is felt that a project of this type is inconsistent with current land development, compounds traffic problems on Nubbins Ridge Road, Wallace Road, and Northshore Drive, and would adversely affect area property values. Your consideration of our concern is most appreciated.

John & Kimberly Davis
owners of property @ 1320 Davis Lane
davisldn@charter.net
(865) 755-7167

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Wallace Drive Apartments

1 message

Lee Diener <lad8@bellsouth.net>

Fri, Feb 6, 2015 at 6:09 PM

Reply-To: lad8@bellsouth.net

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

I really do not think the MPC is concerned with how the community thinks nor do I think they are concerned about the environment as everything revolves around who one knows (the Good old Boy network) and not the environment. Dollars and cents run this area. To see clear cutting of wooded land and over crowding of roads and schools is not a concern. Northshore used to be nice and enjoyable to drive down...now you wait forever to get anywhere. Our opinions do not matter so why ask? Deidre Diener

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC: Wallace Road Apartments

1 message

Elizabeth Gregor <elizabethgregor@hotmail.com>

Fri, Feb 6, 2015 at 1:33 PM

Reply-To: elizabethgregor@hotmail.com

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

Cc: Jens Gregor <jgregor@eecs.utk.edu>, Liz Gregor <elizabethgregor@hotmail.com>

Dear Knox County Commissioners;

As residents of Paddington Road in the Lyons Crossing subdivision, we are writing to you with our concern for the proposed 76 apartments which Paul Murphy intends to build off of Wallace Road. Our residence backs up to the current acreage and we have concerns that we'd like to share with the Commission;

* The integrity of the neighborhood will be compromised. Driving around the neighborhoods of Chestnut Hills, Richmond Hills, and Lyons Crossing you will not see any apartments...just well maintained condos and single family homes. The apartment buildings will appear enormous relative to the houses in the surrounding area. The land being at almost 100' higher elevation than Wallace Rd only exacerbates this effect.

* There are already existing soil erosion issues and flooding in our neighborhood. Our backyard remains wet after rain storms and we fear that it might change from wet to soggy or even flooded as a result of the construction. Downhill from us, it will be worse since the apartments are proposed to be built on high ground (900-1000 feet). At the bottom of Branton Boulevard/Saluda Road there is a designated FEMA flood zone in place proving an already existing problem.

* Increased traffic on Northshore, Wallace, and Nubbin's Ridge will make it difficult to enter and exit Lyons Crossing subdivision especially during peak hours. The proposed traffic light at Northshore and Wallace will cause long lines, delays and frustration during rush hour on a road that already carries 26,000 vehicles daily. The traffic study does not address the issue of traffic impact on Nubbin's Ridge which is a narrow and windy road.

* The proposed apartment drawings/renderings appear attractive and well-built. However, our concern is that Mr Murphy may decide later to change the quality of the building materials and the final result will not be as he promised the Commission.

* Even though the plans predict a mere handful of additional students attending Rocky Hill School it's highly likely there will be more young students attending an already over-crowded Knox County school.

* The nature of apartment dwellers is transient with less incentive to maintain and take care of their property. We understand that these apartments are proposed to be high-end but if residents can't afford the proposed \$1,000 per month our concern is the rent charges will decrease.

If the project is approved our recommendations are as follows;

* The Commission considers SINGLE family homes instead of apartments and lower the allowed density from 5.0 to 3.0 units per acre to remain in keep with the surrounding neighborhood

* We request close monitoring of Mr. Murphy's building project throughout the building process and afterwards

* Under no circumstances should the apartments be changed to Section 8 housing

* We request that the large 100 year old oak tree located immediately behind our property is preserved that is, neither damaged nor removed and the same goes for all smaller existing trees in the 35' buffer zone at the periphery of the property.

* We request that a screen of year-round mature evergreen trees be planted at the beginning of the construction in the entire 35' buffer zone around the periphery of the property in order to block the view of and noise form the 2-3 storey apartments

* We request privacy fences in addition to the trees and bushes

* We request the lights are installed as planned so there is little light pollution in the surrounding neighborhoods

Sincere thanks for considering our concerns and the concerns of hundreds of families in the Wallace/Rocky Hill area. We encourage the Commissioners to drive through the area to see for yourselves how out of character and problematic this proposed development will be.

Dr. Jens and Mrs. Elizabeth Gregor

1040 Paddington Road
Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Apartments on Wallace Rd.

1 message

Katie Hendrickson <khendrickson@nwi-llc.com>

Fri, Feb 6, 2015 at 3:38 PM

Reply-To: khendrickson@nwi-llc.com

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

To Whom it May Concern:

We am writing to express concerns and opposition to the potential construction of the apartment complex on Wallace Rd. We are opposed to this construction because of the following:

- increased traffic in an already congested area (Nubbin Ridge and Wallace, Northshore and Wallace)
- construction of roads will cause traffic delays if the congestion is addressed
- the size, location and appearance of the apartments being built is not consistent with the area
- the impact of local property values and schools

Please consider the above items and vote to decline the permit to build the apartments.

Thank you for your time,

Kate and David Hendrickson
1218 Ansley Woods Way
Knoxville, TN 37923

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please DENY request: File 1-D-15-UR- Wallace Road Apartments

1 message

Marty Iroff <iroff.marty@gmail.com>
Reply-To: iroff.marty@gmail.com
To: commission@knoxmpc.org

Mon, Feb 9, 2015 at 11:48 PM

Thank you for serving on the Planning Commission. Your decisions are tough to make and impact many families, their living situations, and plans worth millions of dollars. I don't envy the work you do.

In 1986 we purchased a home on Galewood Road, located approximately 10 yards south of the entrance to the proposed apartment complex on Wallace Road (File 1-D-15-UR) and I would like to add my family's voice to the growing chorus opposing the the plan for the following reasons.

Traffic

- We reviewed the traffic study and are concerned that it made no mention of the additional development currently underway within a short distance of Wallace Road. A 39-unit office complex is slowly developing at Wallace and Northshore Dr. A residential subdivision is underway on Northshore a few blocks to the east of this intersection and two more are in process a few blocks east of Wallace on Nubbin Ridge Road. A significant Senior Living Center is being developed a few blocks to the west on Northshore. We believe the traffic study is inadequate and under reporting the potential traffic impact.
- The traffic report indicates no concerns at the Wallace -Nubbin Ridge intersection. We find this unbelievable given the traffic load and the blind spot dip in the road on Nubbin Ridge to the west of this intersection which makes cars virtually invisible until the crest almost at the intersection. Nubbin Ridge also has several sites with large trees growing either through or just alongside the right-hand marker line. Our daughter hit one of these a few years ago. When trucks or speeding cars approach on the center line you do not have much room to maneuver. Additional traffic is not going to ease this situation. You are encouraged to travel Nubbin Ridge between Sanford Day Road and Morrell Road to fully appreciate the issue.
- Both Wallace Road and the Manorhouse Assisted Living parking lot are used as shortcuts around Northshore traffic. As traffic on Northshore increases so will the traffic on Wallace, Nubbin Ridge, and private parking lots.

Character of the Community

- There are no apartment complexes similar to the proposal within a reasonable distance from Wallace Road. This area is comprised of single family homes, typically with front and back yards, some with large tracks of land. Allowing an apartment complex will drastically alter what is nice about this area - it is generally dark at night, there are trees, horses, and hills - it still feels like the "country" even with all the homes. An apartment complex with lit parking lots and buildings will not only change the feel of that hilltop, but will encourage similar developments on the large adjacent (north) parcel as well as several sites on the east side of Wallace Road where other large tracks exist and will likely become available in the next few years.
- Currently, one sees fairly natural views from our home and neighborhood. The hill in question provides a visual buffer between developments and provides for trees, creeks, and the occasional turtle and fox strolling on Wallace Road. An apartment complex will sorely detract from the setting that attracted us to the area almost 30 years ago.

- Two small parcels are completely surrounded by this proposed site and one parcels is now up for sale. Is it farfetched to believe the same developer will purchase this land and widen the entrance to the complex? What impact will this have on the look and feel of our neighborhood?

These are among the reasons we encourage you to **deny this application** for use of this property. Thank you for taking the time to listen to our thoughts.

Marty Iroff
1208 Galewood Road
Knoxville, TN 37919
Mobile: 865-924-6079

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed apartment complex on Wallace Road

1 message

Dave Kinser <kinserd1@gmail.com>

Mon, Feb 9, 2015 at 10:56 AM

Reply-To: kinserd1@gmail.com

To: commission@knoxmpc.org

Commissioners:

I have lived in Galewood subdivision for over 29 years. This is a neighborhood community, and always has been. The traffic situation both at Wallace at Northshore, and Wallace at Nubbins Ridge is very bad, and extremely dangerous, especially at the busier times of morning and evening. Allowing apartment buildings in this area will destroy the area's character, decrease home values, and result in even worse traffic trying to exit this area. Try turning left onto Northshore or Wallace during rush hour now - see how long it takes you. Check the number of accidents already in these locations.

Thanks for listening,
Dave Kinser
1233 Southbreeze Circle
Knoxville, Tn

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This message was directed to commission@knoxmpc.org

Knox County Commission



JEFF OWNBY

COMMISSIONER, FOURTH DISTRICT

Dear MPC Commissioners,

My name is Jeff Ownby and I am the County Commissioner of the 4th District. I am writing to you all to voice the concerns of the citizens of Wallace road at which I represent. I attended a meeting last week to hear the concerns that the citizens had about the Apartment Development that is being considered for Wallace Road.

These are some of the concerns that was brought up during the meeting;

- 1) **Safety** - Wallace Road at the intersections of Northshore and Wallace are already dangerous areas as indicated in the traffic study.
- 2) **Traffic Congestion** - The proposed increase of 756 trips per day only adds the already heavily congested traffic area. If the proposed office complex at Wallace Road and S Northshore goes through then they will add additional congestion and safety issues.
- 3) **Flooding - Water Quality Issues** - Several of the individuals in this area live along Sinking Creek which is already a flood plain. This development will lead to additional flooding and unwanted chemicals entering our creek.
- 4) **Apartments out of character with neighborhood.** Most of the homes in this area are single family dwellings and we wish the area to stay this way.
- 5) Hilltop - The hilltop protection plan was put in place to protect the area hill tops. The plan itself calls for 2 units per acre. This would minimize the development to 30 units.
- 6) **Rocky Hill Elementary** - Rocky Hill is already at capacity and would put further strain on school.

These are just a few of the concerns of the citizens in this area. On a personal note I do agree with the citizens that a apartment complex in the area is uncharacteristic to this area, if this was another single family development then this community and myself could support this. Mr. Murphy does wonderful apartment developments and have no doubt this would be top notch as well, it is just not the right location for it.

Thank you for your time;

A handwritten signature in black ink, appearing to read "JEFF OWNBY", written over a large, faint circular stamp.

7113 Rockingham Drive • Knoxville, Tennessee 37909
(865) 215-2534 (Office) • (865) 441-6162 (Cell)



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

[MPC Comment] Proposed Apartment Development on Wallace Road, Knox County

1 message

L'Jon Papillon <lpapillo234@gmail.com>
Reply-To: lpapillo234@gmail.com
To: commission@knoxmpc.org

Mon, Feb 9, 2015 at 9:49 PM

L'Jon Papillon
8412 Vinings Way
Knoxville, TN 37919-8683

February 9, 2015

Knoxville-Knox County Metropolitan Planning Commission

commission@knoxmpc.org

400 Main Street, Suite 403

Knoxville, TN 37902

Re: Proposed Apartment Development on Wallace Road, Knox County

Dear Commissioners Longmire, Carey, Clancy, Cole, Anders, Johnson, Smith,
Roth, Eason, Goodwin, Kane, Lomax, Sharp, Tocher, and Wakefield:

I am requesting that you thoughtfully consider the negative impact an apartment

development would have on the peak of Nubbin Ridge above Wallace Road. The quality of life for those of us who live in the nearby neighborhoods as well as the aesthetic beauty of Nubbin Ridge would be irreparably damaged. I strongly urge you to oppose the proposal.

Not only is the wooded ridge top beautiful, it provides a necessary windbreak

from the north and protection from the western sun for those of us living east and south of the property under consideration. Additionally, and perhaps more importantly, we are very concerned about the inevitable erosion of the slope, resulting storm water drainage, and flooding potential. This property is home to many animals and fowl, and destroying their homes would be tragic, especially since there are many areas under construction in the surrounding area at present. More concrete and higher density dwelling is not what is needed in this area of Knox County.

As a retired Knox County educator, I am particularly concerned about the

additional children that will be zoned for an already crowded Rocky Hill Elementary, an at-capacity Northshore Elementary, and an over-crowded Bearden Middle School. These additional students must attend school, but their parents/guardians, as tenants of the proposed apartment complex, will not be paying taxes to pay for the needed additional buildings and educational staff. Those of us who own homes in this area will be required to pay the taxes to educate the additional children as well as pay for the upkeep for the roads. I am not opposed to paying more taxes for education, but also feel that everyone should share in the responsibility.

Traffic on Wallace Road, Nubbin Ridge, and Northshore Drive is already

problematic. Nubbin Ridge is without shoulders, and the lack of visibility at the intersection of Wallace and Nubbin Ridge is dangerous. Wallace Road is heavily traveled as it is used for a "pass through" from Westland Drive and Sanford Day Road to Northshore Drive. Getting onto Northshore from Wallace Road often takes five minutes or longer now. An apartment complex with over a hundred additional vehicles will place strain on an already overloaded system.

Below is a reference from the Metropolitan Planning Commission website. I

respectfully request that you honor these recommendations and allow another use for the property in keeping with the current developments along our beautiful residential corridor. Thank you for your time and consideration.

"The health and safety of Knoxville and Knox County residents should be protected by avoiding high intensity hillside development. Ridge conservation should be part of an open space system that reduces sprawl, maintains scenic resources, and creates greenbelts around our communities.

- *Guide development to areas where there is adequate water pressure for fire protection services.*
- *Maintain the Rural Area as identified in the Growth Policy Plan, conserving this predominate portion of our forested ridges, and direct development to the City of Knoxville, its Urban Growth Boundary, and the county's Planned Growth Area.*
- *Revise standards for hillside road and driveway grades to better ensure emergency service access.*
- *Avoid development on slopes that are characterized by soils that have a high potential for landslides.*
- *Limit building heights on hillsides and on ridge-tops whereby housing and other uses blend with forest cover and natural slopes.*
- *Ensure that the early planning stage of hillside development includes a review of water service requirements, so that adjustments to density, height of building, or other design elements can be considered to minimize the impacts of water facilities on the landscapes.*
- *Link ridge corridors as part of an open space system, building upon such corridors as the Urban Wilderness Trail."*

Respectfully submitted,

L'Jon Papillon

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] concerns about proposed apt. complex in district #4 off Wallace Rd.

1 message

'david powers' via Commission <commission@knoxmpc.org>

Sun, Feb 8, 2015 at 5:58 PM

Reply-To: davidpatty2001@yahoo.com

To: commission@knoxmpc.org

To Jeff Owenby and all Commissioners:

I want to make known to you my concerns about a 75 unit proposed apt. complex in district #4 off Wallace Rd.

1. **Traffic:** Wallace Rd. dead ends into both Northshore and Nubbin Ridge. It is already highly congested on both ends during rush hour. There has already been an above average number of wrecks at Wallace/Northshore prior to this proposed development. Putting 150 cars (2 per apt. unit) on this road, will make the probability of accidents much higher and the need to widen the road at both intersections a priority prior to development.

Wallace Rd. is already used as a shortcut to Nubbin Ridge or from Nubbin Ridge to Northshore.

The traffic volume on this road is greater than one would suspect by merely counting the houses in the streets that empty onto Wallace Rd.

I understand that a traffic study suggested there would be no problem at the intersection of Wallace and Nubbin Ridge. That traffic study needs to be repeated. During rush hour, it is already difficult and time consuming to turn left. Adding 150 cars to Wallace Rd. will only compound this problem. If this apt. complex is approved, I would suggest the developer be responsible for all costs to add a turn lane going from Wallace to Nubbin Ridge. Hopefully, commission would require developer to complete all road improvements, prior to any work on the apartment complex.

2. **Stormwater and Hillside/Ridgetop issues:** The proposed development is on a high ridge. Parts of the ridge have a slope that is higher than 15%. **I implore the commissioners to please go look at and walk the proposed apt. site before approving this request.** There is already a creek on Wallace Rd. that floods if the area receives quite a bit of rain. Paving over this sloped piece of property will only make the storm water issues worse. The proposed retention pond will not take care of the problem. Mr. Murphy's dlvp. plan is for 5 units per acre. From my understanding of reading the Hillside/Ridgetop Protection Plan guidelines, it sounds like the recommended dlvp. of property with a 15-25% slope was at less than 2 units per acre.

Thank you for your time and consideration.

Sincerely,

Patty N. Powers
1125 Galewood Rd.

I

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Planned apt. development on Wallace Road

1 message

'david powers' via Commission <commission@knoxmpc.org>

Sun, Feb 8, 2015 at 6:48 PM

Reply-To: davidpatty2001@yahoo.com

To: commission@knoxmpc.org

I am writing to express my concern regarding the planned 76 unit apartment development on Wallace Road in west Knoxville/Knox County to be discussed on Feb. 12th at the MPC meeting at the City/County building. I will try to be short and to the point:

- **This will greatly contribute to the already dangerous and often fatal traffic problems at the intersection of Wallace and Northshore, the areas of Northshore near this intersection, and the intersection of Wallace and Nubbin Ridge.**
 1. There are no plans to deal with the existing problems in any significant way.
 2. Wait times to turn left onto Northshore from Wallace road already exceed up to five minute waits during highest traffic volume. When drivers are frustrated they often use poor judgement.
 3. Traffic moves at a high rate of speed on Northshore Drive during rush hours.
 4. The unusually high number of fatal crashes on this section of Northshore Drive are well known.
 5. The building of highly dense living units will exaggerate this already critical problem by adding a tremendous number of vehicles and traffic congestion.
- **The addition of commercial, highly dense rental housing will very negatively impact the residents of this single dwelling family owned homes community.**
 1. Property values will be impacted negatively and substantially for many home owners near this development.
 2. It will begin commercial establishments in a residential single family home community. Once started there will be no end to these commercial establishments in this residential area.
 3. Flooding along Wallace Road is already an issue during heavy rains and there seems to be little planning to address this in the plans for the development.

In conclusion, please say no to commercial establishments in our neighborhood. Not only will highly dense housing change the character of our neighborhood, but will also pose a threat to the safety of the citizens of Knoxville, and Knox County by ignoring already large and unaddressed traffic problems.

Sincerely,

David Powers

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] WALLACE ROAD USE ON REVIEW

1 message

C E Stooksbury <cdstooks@bellsouth.net>

Sat, Feb 7, 2015 at 11:13 AM

Reply-To: cdstooks@bellsouth.net

To: "COMMISSION@KNOXMPC.ORG" <COMMISSION@knoxmpc.org>

Our property directly joins this proposed apartment complex. We will need a good barrier to protect us from the noise, mosquitos and smell of this development.

We have lived and owned property on Wallace Road since 1935, a total of 80 years. This whole area was farm land and single family dwellings. We could safely walk to visit our neighbors, and the children could play outside safely without constant attention. Now the traffic is so bad that it is not safe to walk in the road, and are not really safe waiting for the school buses . As senior citizens, we cannot visit our mail box to get the morning paper safely for speeding and traffic. Several accidents have happened recently. So traffic is a definite issue.

The property on the other side of us has a water issue. We have seen as much as three feet of water at times. However this was developed into a nice subdivision, Richmond Hills. The developer had to spend a fortune to make a three culvert bridge and many feet of fill dirt to build the houses, and it is my understanding some had to be altered to let the water escape the basements. Water is still a problem. Where is FEMA? Was this not in the flood plain?

We believe each property owner should be able to develop his property consistent with neighbors. Apartments do not meet this standard. We need you to listen to what all the neighbors are telling you about the following concerns: TRAFFIC, SAFETY, NOISE, PROPERTY VALUES, AIR QUALITY CONTROL, WATER, SLOPE, HILLS AND RUN-OFF. You are familiar with all the guidelines, so please protect the homeowners on Wallace Road.

Thank you for listening to us.

C.E. & Doris Stooksbury
1227 Wallace Road
Knoxville, TN 37919

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition Petition & Comments 1205 Wallace Road

1 message

James Sutton <sutton3369@att.net>

Sun, Feb 8, 2015 at 8:20 PM

Reply-To: sutton3369@att.net

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

Attached you will find nearly 1,000 signatures opposing the proposed development by Murphy Development at 1205 Wallace Road. There are 4 attached documents. You will also find an attachment with 20 pages of comments from the petition.

Please let me know you received these documents.

Sincerely,
Bo Sutton

--

This message was directed to commission@knoxmpc.org

4 attachments



Opposition Petition Signatures 1205 Wallace Road Apartment Deve.pdf
7155K



Opposition Petition Signatures 1205 Wallace Road Cont..pdf
2068K



Opposition Petition Comments for 1205 Wallace Road Apartment De.pdf
6167K



Opposition Signatures 1205 Wallace Road Development - Rocky Hil.pdf
1940K

To: Knoxville/Knox County Metropolitan Planning Commission

Rocky Hill Residents

We the undersigned from ~~Chestnut Hill~~ Subdivision are opposed to the planned 76 unit apartment development on 15.23 acres by Paul Murphy:

~~E D Zimmerman~~
Erich D Zimmerman 8213 Elm Hill circle 37919

C Morgan Honeycutt 8237 Birch Run Ln

Jamie L Honeycutt " "

Susan Keen 8201 Birch Run Lane

Bob Breeden 8201 Birch Run Lane

John & Gloria Schul 8332 Birch Run Lane 37919

~~Charles H. England~~
~~Spencer H. England~~ 8201 Elm Hill Circle, Knox, TN 37919


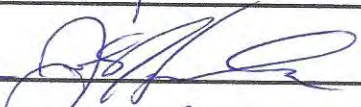
John C. Waller 8225 Elm Hill Circle, Knox TN 37919

Nancy Waller 8225 Elm Hill Circle 37919

To: Knoxville/Knox County Metropolitan Planning Commission

Rocky Hill Residents

We the undersigned from ~~Chestnut Hill~~ Subdivision are opposed to the planned 76 unit apartment development on 15.23 acres by Paul Murphy:

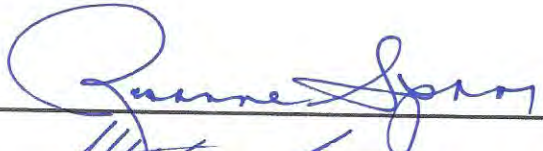
Vicki Cho Vicki Chaney 8261 Elm Hill Cr.
Jennifer L. Ashley McCall Jennifer L. Ashley McCall 8253 Elm Hill Cir 37919
William & Veronica Johnston 8216 Elm Hill Circle 37919
Gary & Linda Everett  8127 Elm Hill Circle 37919
Tim Chaney 8261 Elm Hill Circle, Chestnut Hills Sub.
Nick Wall (Wade Wall, Jr) 8253 Elm Hill Cr
Margaret McCall 8253 Elm Hill Circle
PETER R BRANTON 8237 Elm Hill Circle
Audra Chaney Audra Chaney 8261 Elm Hill Circle 37919
Randy Phillips Randy Phillips 8240 Elm Hill Cr 37919
Jeanie Phillips JEANIE PHILLIPS 8240 Elm Hill Circle 37919
ELLA HUNSOCKER 8273 Elm Hill Circle 37919
Cheryl Link Cheryl Link 8244 Elm Hill Circle 37919
John Hunsucker  8273 Elm Hill Circle 37919
Darlene Parrish Darlene Parrish 8224 Elm Hill Cr. 37919
Randy Parrish RAOBY PARRISH 8224 Elm Hill Cr 37919

To: Knoxville/Knox County Metropolitan Planning Commission

Rocky Hill Residents

We the undersigned from Chestnut Hill Subdivision are opposed to the planned 76 unit apartment development on 15.23 acres by Paul Murphy:

Mervyn F. Hues



James Dittrich



Nancy Watson



Charlie Watson

Glenda Wood

Kelli Coyle

Juninger Holt

Susanna Hoskins

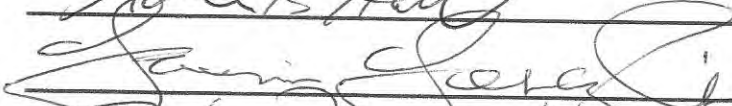
Aaron Hoskins (Aaron Hoskins)

Christopher J. Lopez

Daniel Santos Oliveira

Antonio Florino dos Santos

John B. Kelly



Paul Dengyn

Wm Edmund

To: Knoxville/Knox County Metropolitan Planning Commission

Rocky Hill Residents

We the undersigned from Chestnut Hill Subdivision are opposed to the planned 76 unit apartment development on 15.23 acres by Paul Murphy:

DONNA FELSKIE	- LYONS CROSSING SUB.
Rob Simpson - R Simpson	Lyons Crossing
C. E. Steadley	Wallace Rd.
Ann Jones	Galewood Rd.
Shirley Gernish	Wallace Road
Dave Kinies	SOUTHBREEZE CIRCLE
Henry & Ruby Wilson	Southbreeze Cir
Andrew & Holly Maricuz	Southbreeze Circle
Patty & David Pownall	Malwood Rd.
Tom & Janie Hennessy	Harrington Drive
Martha Troff	Galewood Rd
Michael & Barbara Whelan	Harrington Drive
PJ Bullock	VININGS PARK
Angela Sutton	Richmond Hills
Steve Stapleton	Wallace Rd.
Kin Davis	Wallace Road

To: Knoxville/Knox County Metropolitan Planning Commission

Rocky Hill Residents

We the undersigned from Chestnut Hill Subdivision are opposed to the planned 76 unit apartment development on 15.23 acres by Paul Murphy:

Doris Stooksbury	1227 Wallace Rd.
Gloyd Aldridge	1106 GALEWOOD RD
Joe M. Lane	1225 Galewood Rd.
Lisa Hyde	1717 Dunwoody Blvd.
Elizabeth Gregor	1040 PADDINGTON RD
Karingalones	Bichman Hills
J m Hitt	1009 Paddington Rd Lyons Crossing
Kimberly Tambree	1224 Wallace Rd
Bill Tambree	1224 Wallace Rd.
Julia B. Black	1420 Queensbridge Dr 37922
James Will	1224 Galewood Rd 37919
Charlotte Will	1224 Galewood Rd 37919
Robert Jones	8628 Tobias LN 37922
Catherine Felty	1009 Paddington Rd 37922
SPOTT TUGGLE	8104 MEADOWOOD LN. 37919
Angie Alexander	8104 Meadowood Ln 37919
Raymond Young	1200 Greatcoat Ln
LESTER NEWMAN	1112 WALLACE RD. 37919

Name	Location	Date
Ashley Traver	Knoxville, TN, United States	2015-01-15
Brooke Brummitt	Knoxville, TN, United States	2015-01-15
Andrew Dempster	Knoxville, TN, United States	2015-01-15
Andy Feliu	Knoxville, TN, United States	2015-01-15
Tori Rose	Knoxville, TN, United States	2015-01-15
Kristy Todd	Knoxville, TN, United States	2015-01-15
Katie Cantrell	Knoxville, TN, United States	2015-01-15
Nicole DUNN	Knoxville, TN, United States	2015-01-15
mike ford	Knoxville, TN, United States	2015-01-15
David Zolman	Knoxville, TN, United States	2015-01-16
Drew Edwards	Knoxville, TN, United States	2015-01-16
Sara Abdulla	Knoxville, TN, United States	2015-01-16
Kathleen Robinson	Knoxville, TN, United States	2015-01-16
Craig Fischer	Knoxville, TN, United States	2015-01-16
Robert Noyes	Knoxville, TN, United States	2015-01-16
Hoyle Graham McNeil	Knoxville, TN, United States	2015-01-16
Bruce McNeil	Knoxville, TN, United States	2015-01-16
Reinhard Kreutzer	Knoxville, TN, United States	2015-01-16
linda bogue	Knoxville, TN, United States	2015-01-16
Billie Cantwell	Knoxville, TN, United States	2015-01-16
Sally Absher	Knoxville, TN, United States	2015-01-16
Kerry Mitchell	Knoxville, TN, United States	2015-01-16
Lanyi Alley	Knoxville, TN, United States	2015-01-16
Samma Bromley	Knoxville, TN, United States	2015-01-16
Geoff Emery	Knoxville, TN, United States	2015-01-16
Shap Stiiles	Knoxville, TN, United States	2015-01-16
Betty catron	Knoxville, TN, United States	2015-01-16
Jenny McGlothin	Knoxville, TN, United States	2015-01-16
katie Flores	Knoxville, TN, United States	2015-01-16
Kevin Bell	Knoxville, TN, United States	2015-01-16
Adam Garrett	Cookeville, TN, United States	2015-01-16
Tara Stanton	Memphis, TN, United States	2015-01-16

Name	Location	Date
Theresa Flaim	Knoxville, TN, United States	2015-01-16
Cindy Franklin	Knoxville, TN, United States	2015-01-16
Linda Elmore	Knoxville, TN, United States	2015-01-16
Jennifer Krouse	Knoxville, TN, United States	2015-01-16
Melinda Collins	Knoxville, TN, United States	2015-01-17
Greg Tipton	Knoxville, TN, United States	2015-01-17
Kristi Pendley	Knoxville, TN, United States	2015-01-17
Joyce Richman	Knoxville, TN, United States	2015-01-17
Steve Williams	Knoxville, TN, United States	2015-01-17
James Ross	Knoxville, TN, United States	2015-01-17
Barbara Davis	Knoxville, TN, United States	2015-01-17
Katie Pickle	Knoxville, TN, United States	2015-01-17
Andrew Sexton	Knoxville, TN, United States	2015-01-17
Andrea Langley	Knoxville, TN, United States	2015-01-17
Stevie Hayes	Knoxville, TN, United States	2015-01-17
Paula Schaefer	Knoxville, TN, United States	2015-01-17
Rodney Sutch	Knoxville, TN, United States	2015-01-17
mike young	Gatlinburg, TN, United States	2015-01-17
Laura McNeil	Knoxville, TN, United States	2015-01-18
Cynthia West	Knoxville, TN, United States	2015-01-18
Jodie Knisley	Knoxville, TN, United States	2015-01-18
Virginia Kessler	Knoxville, TN, United States	2015-01-19
peter branton	Knoxville, TN, United States	2015-01-19
Paula Smartt	Knoxville, TN, United States	2015-01-19
Jacob Cantrell	Knoxville, TN, United States	2015-01-19
Rebekah Wallace	Knoxville, TN, United States	2015-01-19
William Kahl	Knoxville, TN, United States	2015-01-19
Claire Queisser	Knoxville, TN, United States	2015-01-19
Lisa Bogaty	Knoxville, TN, United States	2015-01-19
Bonna Nash	Knoxville, TN, United States	2015-01-19
Lynda Faulkner	Knoxville, TN, United States	2015-01-20
Erin Pederson	Knoxville, TN, United States	2015-01-20

Name	Location	Date
Kevin Kragenbrink	Knoxville, TN, United States	2015-01-20
Nicole Behm	Knoxville, TN, United States	2015-01-20
Siegfried Behm	Knoxville, TN, United States	2015-01-20
Daniel Crowe	Knoxville, TN, United States	2015-01-20
lesley britt	Knoxville, TN, United States	2015-01-20
Linda Rogers	Knoxville, TN, United States	2015-01-20
Steve Bryant	Knoxville, TN, United States	2015-01-20
Evalyn Haney	Knoxville, TN, United States	2015-01-20
Bill Hembree	Knoxville, TN, United States	2015-01-20
Greg Patterson	Knoxville, TN, United States	2015-01-21
Jason Lippert	Maryville, TN, United States	2015-01-21
Brad Morgan	Knoxville, TN, United States	2015-01-21
Camille Versen	Knoxville, TN, United States	2015-01-21
Mary Schultz	Powell, TN, United States	2015-01-21
Heather Haynes	Knoxville, TN, United States	2015-01-21
Bonnie Barrett	Knoxville, TN, United States	2015-01-21
Cynthia Brown	Knoxville, TN, United States	2015-01-21
Grant Bowman	Knoxville, TN, United States	2015-01-21
Mary Martha Byron	Knoxville, TN, United States	2015-01-21
William Hotz	Knoxville, TN, United States	2015-01-21
Ashley Stowers	Knoxville, TN, United States	2015-01-22
Leslie Maness	Knoxville, TN, United States	2015-01-22
Brandi branch	Knoxville, TN, United States	2015-01-22
Crystal Miller	Knoxville, TN, United States	2015-01-22
Lauren Clay	Knoxville, TN, United States	2015-01-22
michael johnson	knoxville, TN, United States	2015-01-22
jason baggett	knoxville, TN, United States	2015-01-22
Dena Morton	Knoxville, TN, United States	2015-01-22
Rebecca Purvis	Knoxville, TN, United States	2015-01-22
Angelique henegar	Knoxville, TN, United States	2015-01-22
Lisa Widener	Knoxville, TN, United States	2015-01-22
Mimi Daly	Knoxville, TN, United States	2015-01-22

Name	Location	Date
clark widener	Knoxville, TN, United States	2015-01-22
laura higdon	Knoxville, TN, United States	2015-01-22
Stephen Clay	Knoxville, TN, United States	2015-01-22
thomas witmer	Knoxville, TN, United States	2015-01-22
Carolyn Weigel	Knoxville, TN, United States	2015-01-22
Holly Sparks	Knoxville, TN, United States	2015-01-22
Howard Leo Beale	Knoxville, TN, United States	2015-01-22
Crystal foster	Knoxville, TN, United States	2015-01-22
Jenny Snodgrass	Knoxville, TN, United States	2015-01-22
Sandra Wisener	Knoxville, TN, United States	2015-01-22
Chelsea Jones	Knoxville, TN, United States	2015-01-22
Monica Krainer	Cape Coral, FL, United States	2015-01-22
Daniel Collins	Knoxville, TN, United States	2015-01-22
James Clayton	Knoxville, TN, United States	2015-01-22
Carl E. Stooksbury	Knoxville, TN, United States	2015-01-22
Brian Tankersley	Knoxville, TN, United States	2015-01-22
cary dalton	Knoxville, TN, United States	2015-01-22
Heather Wallace	Knoxville, TN, United States	2015-01-22
Sam ware	Knoxville, TN, United States	2015-01-22
Robyn Patterson	Knoxville, TN, United States	2015-01-22
John kirk	Knoxville, TN, United States	2015-01-22
Jonathan Clay	Knoxville, TN, United States	2015-01-22
Drew Johnson	Knoxville, TN, United States	2015-01-22
Michell Willkerson	Knoxville, TN, United States	2015-01-22
Steve Gillespie	Knoxville, TN, United States	2015-01-22
rachel atkins	Knoxville, TN, United States	2015-01-22
Jennie johnson	Knoxville, TN, United States	2015-01-23
Meagan Puckett	Knoxville, TN, United States	2015-01-23
Emily Parker	United States	2015-01-23
Anne Pickens	United States	2015-01-23
Tammy White	Knoxville, TN, United States	2015-01-23
Jim Doran	Knoxville, TN, United States	2015-01-23

Name	Location	Date
Elaine MacDonald	Knoxville, TN, United States	2015-01-23
Rachel Addicks	United States	2015-01-24
Malissa Cunningham	Knoxville, TN, United States	2015-01-24
William Parsons	Knoxville, TN, United States	2015-01-24
Amber Henry	Australia	2015-01-24
Carol Ottaviano	Knoxville, TN, United States	2015-01-24
Maze bolin	Knoxville, TN, United States	2015-01-24
Diane Edge	Knoxville, TN, United States	2015-01-24
carrie mayer	Knoxville, TN, United States	2015-01-25
Jimmie Doss	Knoxville, TN, United States	2015-01-25
Allen Schultz	Powell, TN, United States	2015-01-25
Leah Berry	Knoxville, TN, United States	2015-01-25
Jenny Bond	Knoxville, TN, United States	2015-01-26
John Schaefer	Knoxville, TN, United States	2015-01-26
Lovella Lins-Sutch	Knoxville, TN, United States	2015-01-26
Ashley Hopkins	Knoxville, TN, United States	2015-01-27
Margot Kline	Knoxville, TN, United States	2015-01-27
Gernot Rother	Knoxville, TN, United States	2015-01-27
Andy Cheadle	Knoxville, TN, United States	2015-01-27
Jane Smith	Knoxville, TN, United States	2015-01-27
Mary Atkins	Knoxville, TN, United States	2015-01-27
ELEANOR RAKOWSKI	Knoxville, TN, United States	2015-01-27
Angela Marsh	Knoxville, TN, United States	2015-01-27
Debra Van Meter	Knoxville, TN, United States	2015-01-27
Holly Webb	Knoxville, TN, United States	2015-01-27
Margaret Thress	Knoxville, TN, United States	2015-01-27
Leanne Thornburgh	Knoxville, TN, United States	2015-01-27
Dara Chadwell	Knoxville, TN, United States	2015-01-28
Opal White	Knoxville, TN, United States	2015-01-29
Christopher Smith	Knoxville, TN, United States	2015-01-29
bryan fox	Knoxville, TN, United States	2015-01-29
Rene Thompson	Knoxville, TN, United States	2015-01-29

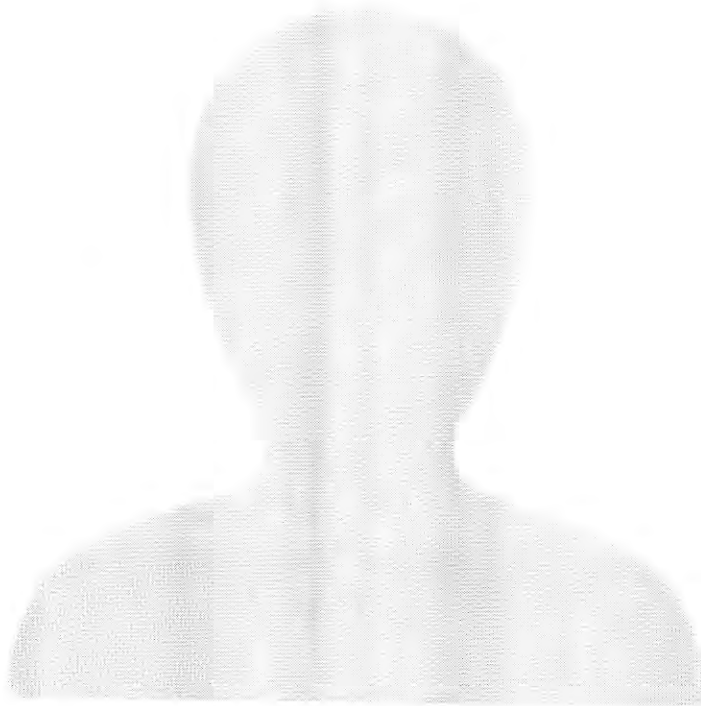
Name	Location	Date
Rob Owen	Knoxville, TN, United States	2015-01-29
Kristen Overbay	Knoxville, TN, United States	2015-01-30
sarah Rosenberg	Knoxville, TN, United States	2015-02-03
Kristel Gibbons	Knoxville, TN, United States	2015-02-04
Justin Hardison	Knoxville, TN, United States	2015-02-05
Mavis Weaver	Knoxville, TN, United States	2015-02-05
Lauren bice	Knoxville, TN, United States	2015-02-05
Mary Harris	Knoxville, TN, United States	2015-02-05
Pam Pfeifer	Knoxville, TN, United States	2015-02-05
Lan C. Dingess	Knoxville, TN, United States	2015-02-05
Dave Kinser	Knoxville, TN, United States	2015-02-05
Angela Hardison	Knoxville, TN, United States	2015-02-05
Richard Rife	Knoxville, TN, United States	2015-02-05
Thomas Stubbs	Knoxville, TN, United States	2015-02-05
Nicole Nanney	Knoxville, TN, United States	2015-02-05
Jason Richards	Knoxville, TN, United States	2015-02-05
Jessica Overton	Knoxville, TN, United States	2015-02-05
Michelle Chandler	Knoxville, TN, United States	2015-02-05
Jerrod Adams	Knoxville, TN, United States	2015-02-05
Cheryl Prose	Knoxville, TN, United States	2015-02-05
William Walker	Knoxville, TN, United States	2015-02-05
Amy Callis	Knoxville, TN, United States	2015-02-05
Katie Willard	Knoxville, TN, United States	2015-02-05
michael carringer	Knoxville, TN, United States	2015-02-05
John Klippert	Knoxville, TN, United States	2015-02-05
Michele Lewis	Knoxville, TN, United States	2015-02-06
Leslie Adams	Knoxville, TN, United States	2015-02-06
Laura Green	Knoxville, TN, United States	2015-02-06
Carla Stiner Reel	Knoxville, TN, United States	2015-02-06
Mike Mixon	Knoxville, TN, United States	2015-02-06
Stan Nalley	Knoxville, TN, United States	2015-02-06
Katie Hendrickson	Knoxville, TN, United States	2015-02-06

Name	Location	Date
David Hendrickson	Knoxville, TN, United States	2015-02-06
Frank Tsakeres	Knoxville, TN, United States	2015-02-06
Mary Anne Tsakeres	Knoxville, TN, United States	2015-02-06
Sarah Johnson	Knoxville, TN, United States	2015-02-06
James Kois	Knoxville, TN, United States	2015-02-06
David Brooke	Knoxville, TN, United States	2015-02-06
Philip Stanley	Knoxville, TN, United States	2015-02-06
David Driver	Knoxville, TN, United States	2015-02-06
Joe Woodruff	Knoxville, TN, United States	2015-02-06
Sarah Brice	Knoxville, TN, United States	2015-02-06
Sara Mitchell	Knoxville, TN, United States	2015-02-07
James Suarez	Knoxville, TN, United States	2015-02-07
george consin	Knoxville, TN, United States	2015-02-07
Leia Weaver	Knoxville, TN, United States	2015-02-07
Kelly Fox	Knoxville, TN, United States	2015-02-07
Paul Simmons	Knoxville, TN, United States	2015-02-07
Lee Ridley	Knoxville, TN, United States	2015-02-07
Steven Rodgers	Knoxville, TN, United States	2015-02-07
Kemper Talley	Knoxville, TN, United States	2015-02-07
Sarah Bowman	Knoxville, TN, United States	2015-02-07
Jennifer Templeton	Knoxville, TN, United States	2015-02-07
Mary schaefer	Knoxville, TN, United States	2015-02-08
Catherine Whitaker	Knoxville, TN, United States	2015-02-08
Marty Iroff	Knoxville, TN, United States	2015-02-08



Petitioning Knoxville, TN Metropolitan Planning Commission
This petition will be delivered to:
Knoxville, TN Metropolitan Planning Commission

Deny the Use on Review and Building of the Apartments on Wallace Rd



Anonymous Anonymous

TN

833

Supporters

Link: [Wallace Apartment Proposal](#)

We the residents of Richmond Hills, Lyons Crossing, Queensbridge, Knightsbridge, Galewood and surrounding neighborhoods, to include the Rocky Hill Community, are here together as one voice, to oppose the current proposed project plans for apartments on Wallace Road.

Location: Southwest Side of Wallace Road, North of S. Northshore Dr.
1205 and 1217 Wallace Road Knoxville, TN 37922

We stand together as neighbors and citizens of Knoxville, TN in opposition for the following reasons:

1) The building is grossly out of character with the fabric of the adjacent and surrounding area which is comprised primarily of single family homes.

- 2) Increased traffic that can not be supported by either Wallace, Northshore, or Nubbins Ridge. All three are narrow two lane roads that are already heavily congested.
- 3) Decreased property value. One's home is generally the biggest single asset purchase of a persons lifetime and a significant source of wealth. This wealth comes from the appreciation in the homes value which leads to an increased networth. After the housing bubble burst a short six years ago, some people have just recently recovered from a significant loss in their biggest asset while others are still underwater. With the presentation of this current project we now face another blow to the value of our homes.
- 4) Neighborhood Traffic Flow. Safety for the kids in the neighborhood is a vital concern as it relates to increased traffic that cuts through Lyons Crossing and Richmond Hills via Saluda and Tobias Lane. This cut through is already heavily used by traffic from the existing neighborhoods. With the increased traffic from the proposed project, this cut through will be quickly overwhelmed by the new residents and it puts the children playing outside at greater risk, increasing the likelihood of an accident.
- 5) Increased noise from the influx of people living in a confined area.

change.org

Recipient: Knoxville, TN Metropolitan Planning Commission

Letter: Greetings,

Deny the Use on Review and Building of the Apartments on Wallace Rd

Signatures

Name	Location	Date
Becky W	Tennessee, United States	2015-01-06
Valerie daugherty	Knoxville, TN, United States	2015-01-06
Lawrence Kessler	Knoxville, TN, United States	2015-01-06
Francis Linardo	Knoxville, TN, United States	2015-01-06
Angela Tanner	Knoxville, TN, United States	2015-01-06
Ande Abercrombie	Knoxville, TN, United States	2015-01-07
Susanne Purdy	Knoxville, TN, United States	2015-01-07
John montuori	Knoxville, TN, United States	2015-01-07
Beth weissfeld	Knoxville, TN, United States	2015-01-07
Amber Gaskins	Knoxville, TN, United States	2015-01-07
Gary Stooksbury	Knoxville, TN, United States	2015-01-07
Lee Ann Craig	Knoxville, TN, United States	2015-01-07
Matt Harris	Knoxville, TN, United States	2015-01-07
Lisa Ellis	Knoxville, TN, United States	2015-01-07
Jenny Pace	Knoxville, TN, United States	2015-01-07
Anderson Collins	Knoxville, TN, United States	2015-01-07
John Harris	Knoxville, TN, United States	2015-01-07
Ella Hunsucker	Knoxville, TN, United States	2015-01-07
Emily Olukalns	Knoxville, TN, United States	2015-01-07
Becky Bednar	Knoxville, TN, United States	2015-01-07
Danielle Gabosch	Knoxville, TN, United States	2015-01-07
Tom McDermott	Knoxville, TN, United States	2015-01-07
Sarah Hamilton	Knoxville, TN, United States	2015-01-07
Jeff Burdick	Knoxville, TN, United States	2015-01-07
Allison Wolff	Hixson, TN, United States	2015-01-07
Darren Amador	Knoxville, TN, United States	2015-01-07
Jay and Kate Zabek	Knoxville, TN, United States	2015-01-07
Ellie Amador	Knoxville, TN, United States	2015-01-07
Jessica Lee	Knoxville, TN, United States	2015-01-07
Sarah Jones	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Sean Purdy	Knoxville, TN, United States	2015-01-07
Jennifer McVeigh	Knoxville, TN, United States	2015-01-07
Jason McVeigh	Knoxville, TN, United States	2015-01-07
Jennifer council	Knoxville, TN, United States	2015-01-07
Amber Sayle	Knoxville, TN, United States	2015-01-07
Brittney Harper	Knoxville, TN, United States	2015-01-07
Katherine Montuori	Knoxville, TN, United States	2015-01-07
Lauren Hatcher	Knoxville, TN, United States	2015-01-07
Katherine Harris	Knoxville, TN, United States	2015-01-07
Barbara newton	Knoxville, TN, United States	2015-01-07
Jennifer stallings	Knoxville, TN, United States	2015-01-07
blake Abercrombie	Knoxville, TN, United States	2015-01-07
Heather Morgan	Knoxville, TN, United States	2015-01-07
Whitney Bell	Knoxville, TN, United States	2015-01-07
Melanie Edwards	Knoxville, TN, United States	2015-01-07
Kristen Campbell	Knoxville, TN, United States	2015-01-07
Katie Loftin	Knoxville, TN, United States	2015-01-07
Matt McGinley	Knoxville, TN, United States	2015-01-07
Anne Emery	Knoxville, TN, United States	2015-01-07
Brittany Ferrell	Knoxville, TN, United States	2015-01-07
Martin Whitaker	Knoxville, TN, United States	2015-01-07
Lindsey Bosley	Chattanooga, TN, United States	2015-01-07
Nichole McLoughlin	Knoxville, TN, United States	2015-01-07
Lee Ridley	Knoxville, TN, United States	2015-01-07
Jacob Harper	Knoxville, TN, United States	2015-01-07
Seth Bowman	Knoxville, TN, United States	2015-01-07
Dianne Weakley	Knoxville, TN, United States	2015-01-07
Kate Holland	Knoxville, TN, United States	2015-01-07
Hilary Tyler	Knoxville, TN, United States	2015-01-07
LeeAnnr Gerrity	Knoxville, TN, United States	2015-01-07
Ellyn Fulton	Knoxville, TN, United States	2015-01-07
Carrie Pierce	Knoxville, TN, United States	2015-01-07

Name	Location	Date
JENNIFER RAINBOLT	Knoxville, TN, United States	2015-01-07
Peggy Giles	Knoxville, TN, United States	2015-01-07
Rebecca Kubo	Knoxville, TN, United States	2015-01-07
Noel dill	Knoxville, TN, United States	2015-01-07
Matt Odom	Knoxville, TN, United States	2015-01-07
Joey mack	Knoxville, TN, United States	2015-01-07
C Thigpen	Knoxville, TN, United States	2015-01-07
Suzanne Caruthers	Knoxville, TN, United States	2015-01-07
BryAn Howington	Knoxville, TN, United States	2015-01-07
Lindsey mcmillen	Knoxville, TN, United States	2015-01-07
Kimberly Shirley	Knoxville, TN, United States	2015-01-07
Danna Bush	Knoxville, TN, United States	2015-01-07
Adam Friedman	Winston-Salem, NC, United States	2015-01-07
Brook Hanks	Knoxville, TN, United States	2015-01-07
Cindy Blackburn	Knoxville, TN, United States	2015-01-07
Amanda Kelton	Knoxville, TN, United States	2015-01-07
Jonathan Bednar	Knoxville, TN, United States	2015-01-07
Rachel Debenedetto	Baton Rouge, LA, United States	2015-01-07
David Bailey	Knoxville, TN, United States	2015-01-07
Roy Brown	Knoxville, TN, United States	2015-01-07
Meghan Hamby	Knoxville, TN, United States	2015-01-07
Thomas jones	Knoxville, TN, United States	2015-01-07
ronda coomer	Knoxville, TN, United States	2015-01-07
Hugh jarnagin	Knoxville, TN, United States	2015-01-07
Kathryn Helton	Knoxville, TN, United States	2015-01-07
Natalie Delgado	Stevensville, MI, United States	2015-01-07
alexis mansidor	Richmond, VA, United States	2015-01-07
Saeed etezadi	Knoxville, TN, United States	2015-01-07
Jennifer luttrell	Knoxville, TN, United States	2015-01-07
frances alexander	Knoxville, TN, United States	2015-01-07
Scott Sams	Knoxville, TN, United States	2015-01-07
Leigh Ann mills	Knoxville, TN, United States	2015-01-07

Name	Location	Date
heather booher	Richmond, VA, United States	2015-01-07
Chase Rainbitt	Knoxville, TN, United States	2015-01-07
Amir Aliabadi	Falls Church, VA, United States	2015-01-07
Mark Whitehead	Knoxville, TN, United States	2015-01-07
Ray Dixon	Vail, CO, United States	2015-01-07
Lori Johnson	Knoxville, TN, United States	2015-01-07
Adrienne McGee	Knoxville, TN, United States	2015-01-07
Maggie nicholson	Knoxville, TN, United States	2015-01-07
Sherry Davis	Louisville, TN, United States	2015-01-07
beth sexton	Knoxville, TN, United States	2015-01-07
Glo Klarich	Knoxville, TN, United States	2015-01-07
Penny Arning	Knoxville, TN, United States	2015-01-07
shae seeber	Knoxville, TN, United States	2015-01-07
Andrea Brian	Knoxville, TN, United States	2015-01-07
Marena Patterson	Powell, TN, United States	2015-01-07
Charles Purkey	Knoxville, TN, United States	2015-01-07
Leslie Nack	Knoxville, TN, United States	2015-01-07
Adam McGee	Knoxville, TN, United States	2015-01-07
Elizabeth Tipton	Knoxville, TN, United States	2015-01-07
James Sutton	Knoxville, TN, United States	2015-01-07
Shawne Myers	Knoxville, TN, United States	2015-01-07
Leslie Haden	Knoxville, TN, United States	2015-01-07
Julie stover	Knoxville, TN, United States	2015-01-07
Jenni John	Knoxville, TN, United States	2015-01-07
Mary Dance	Knoxville, TN, United States	2015-01-07
Lynn Whitehead	Knoxville, TN, United States	2015-01-07
Ashley Wade	Knoxville, TN, United States	2015-01-07
Abigail Jumper	Knoxville, TN, United States	2015-01-07
Jill Thomas	Knoxville, TN, United States	2015-01-07
Kathryn Hemphill	Islip, NY, United States	2015-01-07
Catherine Sanderson	Knoxville, TN, United States	2015-01-07
Kim Buck	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Kimberly Hamilton	Knoxville, TN, United States	2015-01-07
Geneva Giesecke	Knoxville, TN, United States	2015-01-07
Mary Beth Fine	Knoxville, TN, United States	2015-01-07
Jen Cronin	South Bend, IN, United States	2015-01-07
Elizabeth Preuss	Knoxville, TN, United States	2015-01-07
Adam OlukaIn	Bethpage, TN, United States	2015-01-07
Brittney Henry	Knoxville, TN, United States	2015-01-07
David Bowman	Knoxville, TN, United States	2015-01-07
Wendy Collins	Knoxville, TN, United States	2015-01-07
Cheryl Guilford	Knoxville, TN, United States	2015-01-07
Beth Utterback	Knoxville, TN, United States	2015-01-07
Susan Austin	Knoxville, TN, United States	2015-01-07
Kirsten Mahan	Knoxville, TN, United States	2015-01-07
Donald Tipton Jr	Knoxville, TN, United States	2015-01-07
Margot Dunn	Knoxville, TN, United States	2015-01-07
Rebecca Kraslawsky	Knoxville, TN, United States	2015-01-07
Rob Pfohl	Knoxville, TN, United States	2015-01-07
Chris Jackson	Knoxville, TN, United States	2015-01-07
Nichole Pfohl	Knoxville, TN, United States	2015-01-07
Eileen Bowman	Knoxville, TN, United States	2015-01-07
Jenna Dorsey	Knoxville, TN, United States	2015-01-07
rachel peterson	Knoxville, TN, United States	2015-01-07
Christie Werner	Knoxville, TN, United States	2015-01-07
Karah DePue	Knoxville, TN, United States	2015-01-07
maura lentz	Knoxville, TN, United States	2015-01-07
Ryan DePue	Knoxville, TN, United States	2015-01-07
Andy chadwell	Knoxville, TN, United States	2015-01-07
Janice Kelley	Knoxville, TN, United States	2015-01-07
Deanna Surber	Knoxville, TN, United States	2015-01-07
Mindy savage	Knoxville, TN, United States	2015-01-07
Morgan Jeffries	New York, NY, United States	2015-01-07
Benjamin helms	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Sarah Helms	Knoxville, TN, United States	2015-01-07
Gail Brabson	Knoxville, TN, United States	2015-01-07
Lindsay Dickerson	Knoxville, TN, United States	2015-01-07
David owens	Knoxville, TN, United States	2015-01-07
Lee Ann Webster	Knoxville, TN, United States	2015-01-07
Kelly Burke	Knoxville, TN, United States	2015-01-07
Josh McGee	Louisville, KY, United States	2015-01-07
Amanda Maddox	Knoxville, TN, United States	2015-01-07
Claudia Duncan	Knoxville, TN, United States	2015-01-07
Tarah Polattie	Knoxville, TN, United States	2015-01-07
Katie Gentry	Knoxville, TN, United States	2015-01-07
Muchael McNeely	Knoxville, TN, United States	2015-01-07
jayann Powers	Knoxville, TN, United States	2015-01-07
Michael Conaty	Knoxville, TN, United States	2015-01-07
Margaret Bell	Knoxville, TN, United States	2015-01-07
Kimberly Heath	Knoxville, TN, United States	2015-01-07
Janna starkey	Knoxville, TN, United States	2015-01-07
David Holt	Knoxville, TN, United States	2015-01-07
Luis Zendejas	Knoxville, TN, United States	2015-01-07
Kathy Dickerson	Knoxville, TN, United States	2015-01-07
Spencer Roberts	Knoxville, TN, United States	2015-01-07
Shane Black	Marietta, GA, United States	2015-01-07
Pam Roche	Knoxville, TN, United States	2015-01-07
Jane Frazier	Australia	2015-01-07
Gina burch	Knoxville, TN, United States	2015-01-07
Daisy Hamm	Knoxville, TN, United States	2015-01-07
charles williams	Knoxville, TN, United States	2015-01-07
Jenny Guza	Knoxville, TN, United States	2015-01-07
Stephanie LaRue	Knoxville, TN, United States	2015-01-07
Juanita Alexander	Richmond, VA, United States	2015-01-07
Dylan Kendrick	Knoxville, TN, United States	2015-01-07
Janet Sue Gray	Smyrna, GA, United States	2015-01-07

Name	Location	Date
Nicole Jernigan	Knoxville, TN, United States	2015-01-07
Meredith weaver	Knoxville, TN, United States	2015-01-07
Julia Azzanni	Knoxville, TN, United States	2015-01-07
Eric Peterson	Knoxville, TN, United States	2015-01-07
Brennan Mooney	Knoxville, TN, United States	2015-01-07
William Randolph	Knoxville, TN, United States	2015-01-07
Angie Brown	Knoxville, TN, United States	2015-01-07
Mike miller	Knoxville, TN, United States	2015-01-07
Carissa Dunaway	Knoxville, TN, United States	2015-01-07
Jeffrey Shirley	Knoxville, TN, United States	2015-01-07
jerry brown	Knoxville, TN, United States	2015-01-07
Abbey harris	Knoxville, TN, United States	2015-01-07
Abby Pensky	Knoxville, TN, United States	2015-01-07
Serena bowman	Knoxville, TN, United States	2015-01-07
Keisten Pearson	Knoxville, TN, United States	2015-01-07
Chantelle fields	Knoxville, TN, United States	2015-01-07
Dara Worrell	Knoxville, TN, United States	2015-01-07
Rachel Longcrier	Knoxville, TN, United States	2015-01-07
Xiaowen liu	Knoxville, TN, United States	2015-01-07
Valerie Mire	Knoxville, TN, United States	2015-01-07
Greg Alldredge	Knoxville, TN, United States	2015-01-07
Sarah Grappin	Knoxville, TN, United States	2015-01-07
Kelli Canan	Silas, AL, United States	2015-01-07
Jason Reeves	Knoxville, TN, United States	2015-01-07
Katie McHargue	Knoxville, TN, United States	2015-01-07
Karalyne Ley	Knoxville, TN, United States	2015-01-07
Amanda Gienow	Knoxville, TN, United States	2015-01-07
Craig Laboranti	Knoxville, TN, United States	2015-01-07
jennifer fuson	knoxville, TN, United States	2015-01-07
Emily Wright	Knoxville, TN, United States	2015-01-07
Jasmine Hardin	Knoxville, TN, United States	2015-01-07
Howard Avery	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Melanie Mixon	Knoxville, TN, United States	2015-01-07
Courtney Clary	Knoxville, TN, United States	2015-01-07
Holly Maziasz	Knoxville, TN, United States	2015-01-07
Martha Davis	Knoxville, TN, United States	2015-01-07
Katherine Michalik	Knoxville, TN, United States	2015-01-07
Paige Moncier	Knoxville, TN, United States	2015-01-07
Phil Maziasz	Oak Ridge, TN, United States	2015-01-07
Kate Hale	Knoxville, TN, United States	2015-01-07
andrew maziasz	Knoxville, TN, United States	2015-01-07
Wendy Jacobs	Knoxville, TN, United States	2015-01-07
Doug McCaughan	Knoxville, TN, United States	2015-01-07
Jennifer Alldredge	Knoxville, TN, United States	2015-01-07
Suzanne sparkd	Knoxville, TN, United States	2015-01-07
Amber Hale	Knoxville, TN, United States	2015-01-07
Michael Caruthers	Knoxville, TN, United States	2015-01-07
Stacey childress	Knoxville, TN, United States	2015-01-07
Debbie Christiansend	Knoxville, TN, United States	2015-01-07
John Hunsucker	Knoxville, TN, United States	2015-01-07
Shawn Johnson	Knoxville, TN, United States	2015-01-07
glenn richters	Knoxville, TN, United States	2015-01-07
Christina Gormley	Knoxville, TN, United States	2015-01-07
Alyson Morgan	Knoxville, TN, United States	2015-01-07
Megan Potts	Knoxville, TN, United States	2015-01-07
Laura Watts	Knoxville, TN, United States	2015-01-07
Madonna Bachman	Knoxville, TN, United States	2015-01-07
Laura Emmons	Knoxville, TN, United States	2015-01-07
Nikki Freeman	Knoxville, TN, United States	2015-01-07
Mike Jones	Knoxville, TN, United States	2015-01-07
Elizabeth Reath	Knoxville, TN, United States	2015-01-07
Jason Wade	Knoxville, TN, United States	2015-01-07
Allison Scott	Knoxville, TN, United States	2015-01-07
Hanson Tipton	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Al Foster	Knoxville, TN, United States	2015-01-07
Jeff gantt	Knoxville, TN, United States	2015-01-07
Jerilyn ley	Knoxville, TN, United States	2015-01-07
SHELBY PERRY	knoxville, TN, United States	2015-01-07
Maureen Bosch	Knoxville, TN, United States	2015-01-07
Chris Jacobssen	Knoxville, TN, United States	2015-01-07
Erica Mooney	Knoxville, TN, United States	2015-01-07
Anne Rowland	Knoxville, TN, United States	2015-01-07
Kurt Weigel	Knoxville, TN, United States	2015-01-07
Ginger Teague	Knoxville, TN, United States	2015-01-07
Charles Johnson	Knoxville, TN, United States	2015-01-07
Emily Garman	Nashville, TN, United States	2015-01-07
Matthew Jacobssen	Greenville, SC, United States	2015-01-07
Debaran Hughes	Knoxville, TN, United States	2015-01-07
Heidi Shuler	Knoxville, TN, United States	2015-01-07
Stacey turley	Knoxville, TN, United States	2015-01-07
Deborah Cope	Knoxville, TN, United States	2015-01-07
Marilyn Johnson	Knoxville, TN, United States	2015-01-07
L'Jon Papillon	Knoxville, TN, United States	2015-01-07
Jeremy Gormley	Knoxville, TN, United States	2015-01-07
Willie Robinson	Knoxville, TN, United States	2015-01-07
janet cockrum	Knoxville, TN, United States	2015-01-07
Lena Sadiwskyj	Knoxville, TN, United States	2015-01-07
Shannon Reeves	Knoxville, TN, United States	2015-01-07
Christine McDonald	Knoxville, TN, United States	2015-01-07
Connie Mulligan	Knoxville, TN, United States	2015-01-07
Hannah Vestal	Knoxville, TN, United States	2015-01-07
Jennifer Lawson	Knoxville, TN, United States	2015-01-07
Shannon winkel	Knoxville, TN, United States	2015-01-07
John Pennington	Knoxville, TN, United States	2015-01-07
Jason Egan	Knoxville, TN, United States	2015-01-07
Mary Hatcher	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Amanda Copeland	Knoxville, TN, United States	2015-01-07
Sarah Kiefer	Knoxville, TN, United States	2015-01-07
Karen Hosack	Knoxville, TN, United States	2015-01-07
Jennifer East	Knoxville, TN, United States	2015-01-07
Michelle Decker	Knoxville, TN, United States	2015-01-07
Patti Rebholz	Knoxville, TN, United States	2015-01-07
Tracy Clayton	Knoxville, TN, United States	2015-01-07
Kathy Houser	Knoxville, TN, United States	2015-01-07
Deborah Brooks	Knoxville, TN, United States	2015-01-07
Ada Pfohl	Knoxville, TN, United States	2015-01-07
Emily Jacobssen	Knoxville, TN, United States	2015-01-07
Dustin Pennington	Knoxville, TN, United States	2015-01-07
dwight clayton	Knoxville, TN, United States	2015-01-07
Rebecca Wills-Maples	Knoxville, TN, United States	2015-01-07
John Ley	Knoxville, TN, United States	2015-01-07
Victoria Copenhaver	Knoxville, TN, United States	2015-01-07
Jennifer Brooks	Knoxville, TN, United States	2015-01-07
Michael Brooks	Knoxville, TN, United States	2015-01-07
Barry Smith	Knoxville, TN, United States	2015-01-07
Joyce smith	Knoxville, TN, United States	2015-01-07
Kenneth Brown	Knoxville, TN, United States	2015-01-07
Kelly Forester	Knoxville, TN, United States	2015-01-07
Raina Almquist	Knoxville, TN, United States	2015-01-07
Kendra Carpenter	Knoxville, TN, United States	2015-01-07
Stacey RIVERS	Knoxville, TN, United States	2015-01-07
R Jackson Pope	Knoxville, TN, United States	2015-01-07
Christa Dansereau	Knoxville, TN, United States	2015-01-07
Allen Jacobs III	Knoxville, TN, United States	2015-01-07
Lindsey Kirchoff	Knoxville, TN, United States	2015-01-07
Randy Bond	Knoxville, TN, United States	2015-01-07
Richard Bretherick	Knoxville, TN, United States	2015-01-07
Wes Carpenter	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Shannon Sears	Oak Ridge, TN, United States	2015-01-07
Karin Dorsten	Knoxville, TN, United States	2015-01-07
Pam Hawkins	Knoxville, TN, United States	2015-01-07
Kate Elliott	Knoxville, TN, United States	2015-01-07
Buck Young	Knoxville, TN, United States	2015-01-07
Matthew Smith	Knoxville, TN, United States	2015-01-07
Christina Walker	Knoxville, TN, United States	2015-01-07
Melissa Smith	Knoxville, TN, United States	2015-01-07
Kristin Kammann	Knoxville, TN, United States	2015-01-07
Latisha Stubblefield	Knoxville, TN, United States	2015-01-07
Guy Jacobssen	Knoxville, TN, United States	2015-01-07
Leigh Carrasco	Knoxville, TN, United States	2015-01-07
Natasha Self	Knoxville, TN, United States	2015-01-07
Richard Ballew	Knoxville, TN, United States	2015-01-07
Andrea Uselton	Knoxville, TN, United States	2015-01-07
Anna Bernstein	Knoxville, TN, United States	2015-01-07
Kemberly Mantooth	Blaine, TN, United States	2015-01-07
Allison Jenkins	Knoxville, TN, United States	2015-01-07
Bob Andres	Knoxville, TN, United States	2015-01-07
Jordan Phipps	Knoxville, TN, United States	2015-01-07
Sabine McWhirter	Knoxville, TN, United States	2015-01-07
Angela Cole	Knoxville, TN, United States	2015-01-07
Sara Foster	Knoxville, TN, United States	2015-01-07
Chad Kennedy	Knoxville, TN, United States	2015-01-07
Destiny Miller	Knoxville, TN, United States	2015-01-07
Jennifer Zonar	Knoxville, TN, United States	2015-01-07
Taylor Livingston	Knoxville, TN, United States	2015-01-07
Ronald Wilson	Knoxville, TN, United States	2015-01-07
Robert Kiser	Knoxville, TN, United States	2015-01-07
Angela Zion	Knoxville, TN, United States	2015-01-07
Shefali Kimel	Knoxville, TN, United States	2015-01-07
Daniel Weinand	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Holly Mooneyham	Knoxville, TN, United States	2015-01-07
Elisabeth Johnson	Knoxville, TN, United States	2015-01-07
Carla Reel	Knoxville, TN, United States	2015-01-07
Krista Ellis	Knoxville, TN, United States	2015-01-07
Linda Loney	Knoxville, TN, United States	2015-01-07
Ashley Gilmer	Knoxville, TN, United States	2015-01-07
Trisha Gantt	Knoxville, TN, United States	2015-01-07
Shelley Helton	Knoxville, TN, United States	2015-01-07
Karen Bowers	Knoxville, TN, United States	2015-01-07
Emily Vreeland	Knoxville, TN, United States	2015-01-07
Scott Kammann	Knoxville, TN, United States	2015-01-07
Bud Watts	Knoxville, TN, United States	2015-01-07
Sarah Rabenold	Knoxville, TN, United States	2015-01-07
Joyce Mayer	Knoxville, TN, United States	2015-01-07
Carrie Brusseau	Knoxville, TN, United States	2015-01-07
Michael Kelley	Knoxville, TN, United States	2015-01-07
Beth Nye	Knoxville, TN, United States	2015-01-07
Jeffrey Dealejandro	Knoxville, TN, United States	2015-01-07
Lauran canacaris	Knoxville, TN, United States	2015-01-07
Jama Creswell	Knoxville, TN, United States	2015-01-07
Chris Bohleber	Knoxville, TN, United States	2015-01-07
Megan Jackson	Knoxville, TN, United States	2015-01-07
Jessica Foutch	Knoxville, TN, United States	2015-01-07
Jeremy Shaffer	Knoxville, TN, United States	2015-01-07
Sallie Namey	Knoxville, TN, United States	2015-01-07
Ansley Maness	Knoxville, TN, United States	2015-01-07
Nathan Morgan	Knoxville, TN, United States	2015-01-07
Leland murphy	Knoxville, TN, United States	2015-01-07
Katherine Kiser	Knoxville, TN, United States	2015-01-07
Tim Clark	Maryville, TN, United States	2015-01-07
Paul Noe	Knoxville, TN, United States	2015-01-07
Ellen Iroff	Charleston, SC, United States	2015-01-07

Name	Location	Date
Melissa Mason	Knoxville, TN, United States	2015-01-07
Keena strickland	Knoxville, TN, United States	2015-01-07
William Mason	Knoxville, TN, United States	2015-01-07
Ronald Boneau	Knoxville, TN, United States	2015-01-07
Richard Hatcher	Knoxville, TN, United States	2015-01-07
James Kelly	Knoxville, TN, United States	2015-01-07
Paige Gillespie	Knoxville, TN, United States	2015-01-07
Michelle Thompson	Knoxville, TN, United States	2015-01-07
Jeff Gantt	Knoxville, TN, United States	2015-01-07
Richard Meehan	Knoxville, TN, United States	2015-01-07
Mary Maddox	Knoxville, TN, United States	2015-01-07
Michael Coancone	Knoxville, TN, United States	2015-01-07
Daphne Moffatt	Knoxville, TN, United States	2015-01-07
Matthew Lawhern	Seymour, TN, United States	2015-01-07
Trudy Hughes	Knoxville, TN, United States	2015-01-07
Tina Gibson	Knoxville, TN, United States	2015-01-07
Charles Rowland	Knoxville, TN, United States	2015-01-07
Matthew Brady	Knoxville, TN, United States	2015-01-07
Kim Rutledge	Knoxville, TN, United States	2015-01-07
Rob Nye	Knoxville, TN, United States	2015-01-07
Michael Kilby	Knoxville, TN, United States	2015-01-07
Melinda Grimac	Knoxville, TN, United States	2015-01-07
Lucas Haun	Knoxville, TN, United States	2015-01-07
Ryan Thompson	Knoxville, TN, United States	2015-01-07
Laurie Lenczynski	Knoxville, TN, United States	2015-01-07
Greta Jernigan	Knoxville, TN, United States	2015-01-07
Christy Payne	Knoxville, TN, United States	2015-01-07
Debbie Adams	Knoxville, TN, United States	2015-01-07
Kelly wells	Knoxville, TN, United States	2015-01-07
allison kohl	Knoxville, TN, United States	2015-01-07
Emily McSpadden	Knoxville, TN, United States	2015-01-07
Travis Hodges	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Nick Weissfeld	Knoxville, TN, United States	2015-01-07
Daphne Tierney	Knoxville, TN, United States	2015-01-07
Carla Bailey	Knoxville, TN, United States	2015-01-07
Emily Hurst	Knoxville, TN, United States	2015-01-07
G Wagley	Knoxville, TN, United States	2015-01-07
Wendy Mangum	Knoxville, TN, United States	2015-01-07
michael kessler	Livingston, NJ, United States	2015-01-07
Debbie Zimmerman	Knoxville, TN, United States	2015-01-07
Amy Hubbs	Knoxville, TN, United States	2015-01-07
Susan Meehan	Knoxville, TN, United States	2015-01-07
Rob Petrone	Knoxville, TN, United States	2015-01-07
Thomas Hale	Knoxville, TN, United States	2015-01-07
Todd Mooneyham	Knoxville, TN, United States	2015-01-07
anonymous anonymous	Knoxville, TN, United States	2015-01-07
Susan H. Williams	Maryville, TN, United States	2015-01-07
William Campbell	Knoxville, TN, United States	2015-01-07
Jason Wolfe	Knoxville, TN, United States	2015-01-07
clint cope	Knoxville, TN, United States	2015-01-07
Stacey kessler	Morristown, NJ, United States	2015-01-07
Allyn Schwartz	Knoxville, TN, United States	2015-01-07
Michael Childress	Knoxville, TN, United States	2015-01-07
Rebekah Wilson	Knoxville, TN, United States	2015-01-07
Ryan White	Knoxville, TN, United States	2015-01-07
angie tierney	Knoxville, TN, United States	2015-01-07
Mimi Grove	Knoxville, TN, United States	2015-01-07
Bonnie Kessler	Livingston, NJ, United States	2015-01-07
John Martin	Knoxville, TN, United States	2015-01-07
Dan Green	Knoxville, TN, United States	2015-01-07
Mary Ford	Knoxville, TN, United States	2015-01-07
Tonya Fitzgerald	Knoxville, TN, United States	2015-01-07
Chris Kimel	Knoxville, TN, United States	2015-01-07
Justine Eldridge	Knoxville, TN, United States	2015-01-07

Name	Location	Date
Sydney Woodside	Knoxville, TN, United States	2015-01-07
Buddy McGee	Knoxville, TN, United States	2015-01-07
Camille brooke	Knoxville, TN, United States	2015-01-07
Anne Lyles	Knoxville, TN, United States	2015-01-07
Haley conner	Powell, TN, United States	2015-01-07
Michelle Dyer	Knoxville, TN, United States	2015-01-07
Michael Craig	Knoxville, TN, United States	2015-01-07
Erin Brooke	Knoxville, TN, United States	2015-01-07
carolyn mcgee	Knoxville, TN, United States	2015-01-07
Susan Johnson	Knoxville, TN, United States	2015-01-07
Jeremy Loveday	Knoxville, TN, United States	2015-01-07
Paula Jones	Knoxville, TN, United States	2015-01-08
Marie Cobble	Knoxville, TN, United States	2015-01-08
melanie craig	Knoxville, TN, United States	2015-01-08
Elena Brooks	Knoxville, TN, United States	2015-01-08
Ava Radoff	Knoxville, TN, United States	2015-01-08
Perla Weinberger	Knoxville, TN, United States	2015-01-08
Bobby Clemmons	Knoxville, TN, United States	2015-01-08
Linda Wishnia	Knoxville, TN, United States	2015-01-08
Hannah Parton	Knoxville, TN, United States	2015-01-08
Amand Sharp	Knoxville, TN, United States	2015-01-08
Susannah Sayre	Knoxville, TN, United States	2015-01-08
Ami Coleman	Knoxville, TN, United States	2015-01-08
Charles Lyttle	Knoxville, TN, United States	2015-01-08
Elizabeth Gregor	Knoxville, TN, United States	2015-01-08
Rachel Davidson	Knoxville, TN, United States	2015-01-08
Lacy Wallace	Knoxville, TN, United States	2015-01-08
Michael Scott	Knoxville, TN, United States	2015-01-08
Amy smith	Chandler, AZ, United States	2015-01-08
Melissa Crouch Boley	Knoxville, TN, United States	2015-01-08
Allen Koch	Knoxville, TN, United States	2015-01-08
Wendy Newton	Knoxville, TN, United States	2015-01-08

Name	Location	Date
Lou Lombard	Mandeville, LA, United States	2015-01-08
Amanda Bucco	Knoxville, TN, United States	2015-01-08
Timothy Gabosch	Knoxville, TN, United States	2015-01-08
Jeremy Parker	Knoxville, TN, United States	2015-01-08
James Alley	Knoxville, TN, United States	2015-01-08
Rachel Harris	Knoxville, TN, United States	2015-01-08
Sharon Raguckas	Knoxville, TN, United States	2015-01-08
Jens Gregor	Knoxville, TN, United States	2015-01-08
Maria Gregoriou-Gonzalez	Knoxville, TN, United States	2015-01-08
Mary Emily Morris	Knoxville, TN, United States	2015-01-08
Nancy Ramsey	Knoxville, TN, United States	2015-01-08
brent wilson	Knoxville, TN, United States	2015-01-08
Sherry Broome	Knoxville, TN, United States	2015-01-08
Elizabeth alley	Knoxville, TN, United States	2015-01-08
Whitney Overbay	Knoxville, TN, United States	2015-01-08
Mike Bell	Knoxville, TN, United States	2015-01-08
Meghan Jagnow	Knoxville, TN, United States	2015-01-08
Jason Sanderson	Knoxville, TN, United States	2015-01-08
Bill Webb	Knoxville, TN, United States	2015-01-08
Rory Gibbs	Knoxville, TN, United States	2015-01-08
Julia carver	Knoxville, TN, United States	2015-01-08
beth harris	Knoxville, TN, United States	2015-01-08
Tim Cline	Knoxville, TN, United States	2015-01-08
Sarah Laboranti	Knoxville, TN, United States	2015-01-08
Michael Bachman	Knoxville, TN, United States	2015-01-08
Sherry Whillock	Knoxville, TN, United States	2015-01-08
Choice Burkhart	Knoxville, TN, United States	2015-01-08
Tony Grappin	Knoxville, TN, United States	2015-01-08
Angie kirby	Knoxville, TN, United States	2015-01-08
Tina Shelby	Knoxville, TN, United States	2015-01-08
Gina Morton	Knoxville, TN, United States	2015-01-08
LaTanya Duffield	Knoxville, TN, United States	2015-01-08

Name	Location	Date
Michelle Gentry	Knoxville, TN, United States	2015-01-08
Erin Pate	Knoxville, TN, United States	2015-01-08
Jennifer Colon	Knoxville, TN, United States	2015-01-08
Ashley Love	Knoxville, TN, United States	2015-01-08
Anne Gillespie	Knoxville, TN, United States	2015-01-08
Scott pederson	Knoxville, TN, United States	2015-01-08
Rob Levering	Knoxville, TN, United States	2015-01-08
Matt Jagnow	Knoxville, TN, United States	2015-01-08
Clarissa Doran	Knoxville, TN, United States	2015-01-08
Laurie Birt	Knoxville, TN, United States	2015-01-08
Michelle Baker	Knoxville, TN, United States	2015-01-08
James Parks	Knoxville, TN, United States	2015-01-08
Leonard A. Robertson	Knoxville, TN, United States	2015-01-08
Josh Hopkins	Knoxville, TN, United States	2015-01-08
Alycia Petrone	Knoxville, TN, United States	2015-01-08
Amy Lavelle	Knoxville, TN, United States	2015-01-08
dave clayyon	Knoxville, TN, United States	2015-01-08
Joey Creswell	Knoxville, TN, United States	2015-01-08
Edmund Sanders	Knoxville, TN, United States	2015-01-08
William Cornett	Knoxville, TN, United States	2015-01-08
Jonathan Barker	Arlington, VA, United States	2015-01-08
Teresa Young	Dayton, TN, United States	2015-01-08
Philip Levy	Knoxville, TN, United States	2015-01-08
Annie Stiles	Knoxville, TN, United States	2015-01-08
Mitzi Coker	Knoxville, TN, United States	2015-01-08
John Watts	Knoxville, TN, United States	2015-01-08
David Vance	Knoxville, TN, United States	2015-01-08
Emily Mcgee	Louisville, KY, United States	2015-01-08
Josh Wallace	Knoxville, TN, United States	2015-01-08
paul wise	knoxville, TN, United States	2015-01-08
Patty Hamorsky	Knoxville, TN, United States	2015-01-08
John Harris	Knoxville, TN, United States	2015-01-08

Name	Location	Date
Mark Skinner	Knoxville, TN, United States	2015-01-08
Jacob Love	Knoxville, TN, United States	2015-01-08
Anna Fogle	Knoxville, TN, United States	2015-01-08
Melissa slade	Orlando, FL, United States	2015-01-08
Laura Stockdale	Knoxville, TN, United States	2015-01-08
Richard Rawe	Knoxville, TN, United States	2015-01-08
Nancy Nitzberg	Knoxville, TN, United States	2015-01-08
Leah Cagle	Knoxville, TN, United States	2015-01-08
Kara Carr	Knoxville, TN, United States	2015-01-08
linda knowing	knoxville, TN, United States	2015-01-08
martha cruikshank	Knoxville, TN, United States	2015-01-08
Lynn Barrett	Knoxville, TN, United States	2015-01-09
Allison Carty	Knoxville, TN, United States	2015-01-09
Jeffrey King	Knoxville, TN, United States	2015-01-09
Lindsey Brady	Knoxville, TN, United States	2015-01-09
Chris Molnar	Knoxville, TN, United States	2015-01-09
Charlotte Wills	Knoxville, TN, United States	2015-01-09
rachelle peck	Knoxville, TN, United States	2015-01-09
Joan Williford	Chattanooga, TN, United States	2015-01-09
Kelley Spencer	Knoxville, TN, United States	2015-01-09
Lee Hein	Knoxville, TN, United States	2015-01-09
Julie Bowman	Knoxville, TN, United States	2015-01-09
Donna Finch	Creola, AL, United States	2015-01-09
Eduardo Padron	Knoxville, TN, United States	2015-01-09
Denise Chesney	Knoxville, TN, United States	2015-01-09
Pam Boland	Grovetown, GA, United States	2015-01-09
Holly Lawson	Knoxville, TN, United States	2015-01-09
Leilah Hatcher	Knoxville, TN, United States	2015-01-09
Nancy Taylor	1216 Galewood Rd., Syrian Arab Republic	2015-01-09
Lloyd Aldridge	Knoxville, TN, United States	2015-01-09
albert sullivan	Knoxville, TN, United States	2015-01-09
Court Cobble	Knoxville, TN, United States	2015-01-09

Name	Location	Date
Tim Teague	Knoxville, TN, United States	2015-01-09
MJ Murrell	Knoxville, TN, United States	2015-01-09
RICHARD WILLIFORD	Chattanooga, TN, United States	2015-01-09
Taylor Trent	Chattanooga, TN, United States	2015-01-09
Jennifer Quinley	Knoxville, TN, United States	2015-01-09
Amanda Smith	Knoxville, TN, United States	2015-01-09
Amy Glass	Knoxville, TN, United States	2015-01-09
Tim Haig	Knoxville, TN, United States	2015-01-09
Casey Clary	Lenoir City, TN, United States	2015-01-09
Lesley Koboldt	Knoxville, TN, United States	2015-01-10
Carol Koboldt	Florissant, MO, United States	2015-01-10
Katie Gleason	Knoxville, TN, United States	2015-01-10
Jennifer Monroe	Knoxville, TN, United States	2015-01-10
Zach Guza	Knoxville, TN, United States	2015-01-10
Bill Lenczynski	Knoxville, TN, United States	2015-01-10
Terrell kerr	Knoxville, TN, United States	2015-01-10
Jeff concannon	Knoxville, TN, United States	2015-01-11
Herbert Glatt	Knoxville, TN, United States	2015-01-11
Greg Dickerson	Knoxville, TN, United States	2015-01-11
Amanda Collins	Knoxville, TN, United States	2015-01-11
Matthew King	Knoxville, TN, United States	2015-01-11
Kim Zirkle	Knoxville, TN, United States	2015-01-11
Robert Dowbiggin	Knoxville, TN, United States	2015-01-11
Kim Nack	Wentzville, MO, United States	2015-01-11
Alison Elliott	Knoxville, TN, United States	2015-01-11
Nancy Butler	Knoxville, TN, United States	2015-01-11
Miller Callaway	Knoxville, TN, United States	2015-01-11
Carla Sykes	Knoxville, TN, United States	2015-01-11
Mark Sykes	Knoxville, TN, United States	2015-01-12
Benjamin Hoskins	Knoxville, TN, United States	2015-01-12
william broome	Knoxville, TN, United States	2015-01-12
Donna Gray	Knoxville, TN, United States	2015-01-12

Name	Location	Date
Kate Thurman	Knoxville, TN, United States	2015-01-12
Greg Smith	Knoxville, TN, United States	2015-01-12
Wes Livingston	KNOXVILLE, TN, United States	2015-01-12
kari ford	Knoxville, TN, United States	2015-01-12
Locke Carter	Knoxville, TN, United States	2015-01-13
Michelle Lee	Knoxville, TN, United States	2015-01-13
michael miller	Knoxville, TN, United States	2015-01-13
Tracy Linardo	Knoxville, TN, United States	2015-01-13
Holly Wolfe	Knoxville, TN, United States	2015-01-13
David Weakley	Knoxville, TN, United States	2015-01-13
jud moore	Knoxville, TN, United States	2015-01-13
Meena Arvind	Knoxville, TN, United States	2015-01-13
Arvind Ramanathan	Knoxville, TN, United States	2015-01-13
suzanne Fowler	Knoxville, TN, United States	2015-01-14
Krissy DeAlejandro	Knoxville, TN, United States	2015-01-14
Laura Hayden	Knoxville, TN, United States	2015-01-14
Will Austin	Knoxville, TN, United States	2015-01-14
Matthew Lavelle	Knoxville, TN, United States	2015-01-14
Cynthia Dempster	Knoxville, TN, United States	2015-01-14
Pamela Vance	Knoxville, TN, United States	2015-01-14
Ariaun Loveday	Knoxville, TN, United States	2015-01-14
Greg Sawyers	Knoxville, TN, United States	2015-01-14
starr chiles	Knoxville, TN, United States	2015-01-14
Amanda Wright	Knoxville, TN, United States	2015-01-14
Ross Dempster	Knoxville, TN, United States	2015-01-14
Jason Norton	Knoxville, TN, United States	2015-01-14
Libby nabors	Knoxville, TN, United States	2015-01-14
Allison Fields	Knoxville, TN, United States	2015-01-14
Holly Williams	Knoxville, TN, United States	2015-01-14
Deborah Noe	Knoxville, TN, United States	2015-01-14
Ashley Lowe	Knoxville, TN, United States	2015-01-14
Anna Duffey	Knoxville, TN, United States	2015-01-14

Name	Location	Date
Dodie Givens	Knoxville, TN, United States	2015-01-14
Jennifer Bolus	Piney flats, TN, United States	2015-01-14
Kari Whaley	Knoxville, TN, United States	2015-01-14
Miriam Boney	Knoxville, TN, United States	2015-01-14
Dana Karnowski	Knoxville, TN, United States	2015-01-14
Heather Winters	Knoxville, TN, United States	2015-01-14
Amy kelley	Knoxville, TN, United States	2015-01-14
robert duffey	Knoxville, TN, United States	2015-01-14
Rebekah Stock	Knoxville, TN, United States	2015-01-15
Julie Stubblefield	Knoxville, TN, United States	2015-01-15
Anastasia Doyle	Knoxville, TN, United States	2015-01-15
Meredith Edwards	Knoxville, TN, United States	2015-01-15
Kelley Butler	Knoxville, TN, United States	2015-01-15
Martha Ann Siegling	Knoxville, TN, United States	2015-01-15
Christina Duncan	Knoxville, TN, United States	2015-01-15
Christina Broome	Knoxville, TN, United States	2015-01-15
Sarah Schow	Knoxville, TN, United States	2015-01-15
Sarah Connor	Knoxville, TN, United States	2015-01-15
Ashley lewis	Knoxville, TN, United States	2015-01-15
Andrea Addis	Knoxville, TN, United States	2015-01-15
Rebecca Muth	Knoxville, TN, United States	2015-01-15
Aaron Stubblefield	Knoxville, TN, United States	2015-01-15
Kraig Kaiser	Knoxville, TN, United States	2015-01-15
Jonathan self	Knoxville, TN, United States	2015-01-15
Chandra Thompson	Knoxville, TN, United States	2015-01-15
Miranda Zolman	Knoxville, TN, United States	2015-01-15
Lela young	Knoxville, TN, United States	2015-01-15
Kevin Reilly	Knoxville, TN, United States	2015-01-15
Cathy Burkett	Knoxville, TN, United States	2015-01-15
Kim Pennington	Knoxville, TN, United States	2015-01-15
Tim Dunn	Knoxville, TN, United States	2015-01-15
Shane Todd	Knoxville, TN, United States	2015-01-15

change.org

Recipient: Knoxville, TN Metropolitan Planning Commission

Letter: Greetings,

Deny the Use on Review and Building of the Apartments on Wallace Rd

Comments

Name	Location	Date	Comment
Angela Tanner	Knoxville, TN	2015-01-06	I strongly oppose the building of Apartments located on Southwest side of Wallace, North of S. Northshore Dr due to the decrease in our property value as these apartments will be located directly behind our property, increase in traffic, security of our neighborhood. We did not purchase our home to live in a apartment community.
John Montuori	Knoxville, TN	2015-01-07	I'm signing because I'm concerned about increased and unsafe traffic, crime that apartment complexes attract, decreased property value if the complex isn't run with high enough standards and compromising the beauty of the neighborhood we invested in.
Gary Stooksbury	Knoxville, TN	2015-01-07	I am opposed to the proposed apartments on Wallace Road. I purchased in this neighborhood almost two years ago because it was a quite, peaceful area with potential for appreciation in a recovering housing market. This development would do nothing but lower the property values of our community and increase an already congested flow of traffic.
Lisa Ellis	Knoxville, TN	2015-01-07	i am opposed to this action
Anderson Collins	Knoxville, TN	2015-01-07	I am concerned that is exacerbate the traffic problem that currently exists at the Northshore and Wallace rd intersections. Multi unit housing is also not consistent with the surrounding area.
danielle gabosch	Knoxville, TN	2015-01-07	I'm signing because I don't want an apartment complex right next to my neighborhood. The traffic here is already bad enough.
Sarah Hamilton	Knoxville, TN	2015-01-07	I love in the area and think this will lessen my property value and only increase traffic!
Allison Wolff	Middle Valley, TN	2015-01-07	My friends live in the neighborhood
Amber Sayle	Knoxville, TN	2015-01-07	I'm signing because the area does not need the increase in traffic flow or the decrease in the area's property values.
Lauren Hatcher	Knoxville, TN	2015-01-07	i do NOT agree with an apt complex being put in...this area is already congested enough with homes and assisted living, if put in, it would not only change them scape but also road would have to be changed to support traffic which would am cause people who have lived here for years to lose property...quit being money hungry, west knox isn't the only place to build!!
Katherine Harris	Knoxville, TN	2015-01-07	This development negatively affects the value of my home and quality of living.

Name	Location	Date	Comment
Blake Abercrombie	Knoxville, TN	2015-01-07	<p data-bbox="781 203 1468 352">My name is Blake Abercrombie. I am a father, husband, IT Manager, Downtown commuter, and recent transplant to Knoxville. My family and I moved to the beautiful Lyon's Crossing subdivision one year ago and have fallen in love with the beauty and family oriented nature of the neighborhood and Knoxville.</p> <p data-bbox="781 394 1468 548">I recently learned of the proposed zoning change from vacant land to 76 apartments at 1205 Wallace Rd (File # 1-D-15-UR; Agenda Item 30). I was surprised by the proposed change as it is inconsistent with the surrounding low density single-family housing throughout the area. I am strongly opposed to this change due to the following concerns:</p> <p data-bbox="781 583 1468 772">1) Traffic Congestion Wallace and Northshore are both heavily travelled and experience frequent congestion. Adding 746 average daily trips to this area will further complicate the movement of traffic for commuters and residents throughout the area extending all of the way down to our schools, Pellissippi, and downtown. All residents travelling Wallace and Northshore will be unduly impacted.</p> <p data-bbox="781 804 1468 1045">2) Traffic Safety Adding 746 average daily trips will not only create more congestion, but will also create traffic safety concerns on Wallace and Northshore, as well as within Lyons Crossing. We have a large number of young children throughout the neighborhood and we take safety very seriously. We have signs and have added multiple speed humps. This development would thwart our efforts to keep our children safe by sending additional traffic through our neighborhood as a cut through during congestion.</p> <p data-bbox="781 1077 1468 1234">3) Noise Pollution From the project drawing, roads and dumpsters will be in extremely close proximity to the backyards and streets of our neighborhood, as well as two others. Roads and dumpsters plus a large apartment pool will significantly increase noise pollution throughout multiple tranquil neighborhoods.</p> <p data-bbox="781 1266 1468 1423">4) Impact to Schools The estimated student yield of 12 does not seem plausible given 76 apartments in one of the best and sought after school zones throughout Knoxville. This number will be significantly higher and will impact the surrounding school system.</p> <p data-bbox="781 1455 1468 1518">These issues would be mitigated through the consistent development of single family homes in this area as opposed to higher density apartment zoning.</p> <p data-bbox="781 1549 1468 1581">I appreciate your time and consideration on this very important matter.</p> <p data-bbox="781 1612 1468 1701">Sincerely, Blake Blake e Abercrombie</p>
Matt McGinley	Knoxville, TN	2015-01-07	I drive by this area to and from work every single day. This is absolutely the very last thing we need at this intersection.
Lee Ridley	Knoxville, TN	2015-01-07	traffic, property values, eye sore, in my backyard
Dianne Weakley	Knoxville, TN	2015-01-07	I travel this road to and from my work location and it cannot accommodate the additional traffic from an apartment complex. Also agree it would take away from the property value of those living in the area subdivisions.

Name	Location	Date	Comment
Peggy Giles	Knoxville, TN	2015-01-07	Northshore Dr. cannot take any more traffic, and the intersection of Wallace Rd and Northshore would add to the increasing accidents on Northshore.
Rebecca Kubo	Knoxville, TN	2015-01-07	I live in one of these neighborhoods and strongly oppose the proposed development for all of the reasons in the petition.
Noel dill	Knoxville, TN	2015-01-07	Opposed to increased traffic on Northshore
Joey mack	Knoxville, TN	2015-01-07	i am signing because I DO NOT approve of these apartments being built in the area they are choosing
lindsey mcmillen	Lenoir City, TN	2015-01-07	i live in Rocky hill.
Kimberly Shirley	Knoxville, TN	2015-01-07	Live close to the proposed area.
Cindy Blackburn	Knoxville, TN	2015-01-07	I am against the apartment complex and all the traffic that Wallace Rd cannot support not to mention lowering home values in the neighborhood.
Amanda Kelton	Knoxville, TN	2015-01-07	I've lived on Galewood Rd all of my life. Wallace Rd is almost like an "old backroad" right in the middle of West Knoxville. One of the things I love about this area is the far away feeling you get once you turn off of Northshore.....apartments would only make this area another "congested" west knox community. Let us keep our country feeling and build these apartments somewhere else!
Roy Brown	Knoxville, TN	2015-01-07	Traffic flow and property value
Kathryn Helton	Knoxville, TN	2015-01-07	All of the above reasons. It would change this area for the worst.
frances alexander	Knoxville, TN	2015-01-07	I think Wallace is an already crowded road. The addition of apartments would only make it more hazardous.
Leigh Ann Millsl	Knoxville, TN	2015-01-07	traffic issues, housing values may decrease
Maggie nichoisn	Knoxville, TN	2015-01-07	i live in this area. There is way too much traffic as is. The area is nice and does need to be bogged down with apartments. There are tons of apartments in Knoxville already, and to the fact west Knoxville. This area does not need an apartment complex!
Glo Klarich	Knoxville, United States	2015-01-07	Nubbin Ridge will be a main source of ingress and egress for many more people. It is already heavily traveled. Northshore is backed up during business commute hours and this will make travel impossible.
Marena Patterson	Powell, TN	2015-01-07	i am in this area a lot and it is already very congested. I hate to see more farmland ruined for an apartment building.
Leslie Nack	Knoxville, TN	2015-01-07	My property shares a rear border with this land and I do not want an apartment complex in my back yard.
Adam McGee	Knoxville, TN	2015-01-07	To prevent the project of a apartment complex being built behind my home. This project is unnecessary in our community. There is an apartment complex just up the road off northshore drive. What would the purpose be of making another complex just half a mile down the road? Wallace road is too small to handle the new capacity the project could bring and I believe this project is useless to the Rocky Hill community.
Kathryn Hemphill	Islip, NY	2015-01-07	I grew up in Rocky Hill and my parents still live in Aldenwood Park. It would be a shame to bring more traffic to that already congested area.
Jennifer Cronin	Chapel Hill, NC	2015-01-07	Im signing because I care about my friends who will be affected.
Brittney Henry	Knoxville, TN	2015-01-07	I am signing this petition because I can

Name	Location	Date	Comment
Wendy Collins	Knoxville, TN	2015-01-07	The development of multi-family housing in this location will negatively impact the aesthetics of our current neighborhoods, significantly increase traffic in already crowded intersections, add noise and light pollution to our neighborhoods, and potentially decrease property values of homes whose view out of the back window would become an apartment building.
Kirsten Mahan	Knoxville, TN	2015-01-07	Bad choice
Donald Tipton Jr	Knoxville, TN	2015-01-07	In the 48 years that I have lived here I have seen many changes. The traffic load alone would be my biggest concern of why it should not be here.
Chris Jackson	Knoxville, TN	2015-01-07	<p>I live in the Maple Run subdivision, which is directly across Wallace Road from this. I have lived here 10 years, and it has become increasingly difficult for us to pull out of the subdivision, onto Wallace, because of heavier traffic, after Nubbin Ridge Road was straightened.</p> <p>Wallace Road is used as a detour, for many, to avoid the intersection of Morrell and Northshore.</p> <p>This area is a SINGLE-FAMILY area. The characteristics of the area, do not conform to a multi-family project.</p> <p>Also, Rocky Hill Elementary School has become more crowded, in the past 8 years, my children have been going there. Where will the children, from this project go to school?</p> <p>Have there been Highest and Best Use Analysis, performed on this project? This would change the neighborhood land use percentages, which could affect property values, for the surrounding subdivisions.</p> <p>Also, this would completely encompass an existing set of properties that front Wallace Road.</p> <p>There was a development, of attached, single family dwellings, that replaced a 3 acre property, raising the traffic level on Wallace. Where this property would have to access Wallace Road, there is a curve, which is just North of the entrance to Maple Run Subdivision, and would make a Multi-Family Project a SAFETY HAZARD, for those of us in Maple Run.</p> <p>I see no way this project would be safe, for the current residents of this area.</p>
Eileen Bowman	Knoxville, TN	2015-01-07	too much traffic. Decrease property values.
rachel peterson	Knoxville, TN	2015-01-07	This would cause too much traffic in an already contested area. It would decrease property value of surrounding homes.
christie werner	knoxville, TN	2015-01-07	increase of traffic and decreased property value for surrounding homes. This development is unwanted
Janice Kelley	Knoxville, TN	2015-01-07	This should be single family homes. Too much traffic and over run schools already. No other apartments in this area.
Benjamin helms	Knoxville, TN	2015-01-07	i live very near the area off nubbin ridge. An apartment complex such as this is grossly out of character with the surrounding areas and all the narrow two lane roads could not support the increased traffic.
Sarah Helms	Knoxville, TN	2015-01-07	Apartments don't belong in this area, the roads can't support the increased traffic. Stop building apartments! There are plenty on deane hill.

Name	Location	Date	Comment
Gail Brabson	Knoxville, TN	2015-01-07	Because my daughter has property near there. traffic is bad enough without adding more with multi family housing. They don't need their 3 acres property value go down either.
Kelly Burke	Knoxville, TN	2015-01-07	I live in the area
Josh McGee	Louisville, KY	2015-01-07	I'm signing to support my brother and sister-in-law with this fight!
Michael McNeely	Knoxville, TN	2015-01-07	I'm signing this petition because I love this area and many of my friends will be affected by this. We must stop the development of these apt complexes just look at what they've done on Dean Hill Dr Those Apts will slide off that hill and lives will be lost No more !!!
Jayann Powers	Knoxville, TN	2015-01-07	traffic !!
Michael Conaty	Knoxville, TN	2015-01-07	Out of character for the area and roads are already crowded and unsafe
Kathy Dickerson	Knoxville, United States	2015-01-07	I feel this area has already outgrown the infrastructure. The roads are already becoming congested with cars choosing to take short cuts through residential streets (many times exceeding speed limits where children were able to play in the recent past). The elementary school is already at capacity. Utilities would be strained. This area and the small country roads are not designed for high populations that apartments may bring. I am shocked that this is even being considered.
Jane Frazier	Australia	2015-01-07	I have friends whose home will be adversely affected by this development.
Charles Williams	Knoxville, TN	2015-01-07	Too much traffic
Juanita Alexander	Knoxville, TN	2015-01-07	I'm signing because I used to live in that area of Knoxville and apartments in that area would be totally out of character for that neighborhood.
Janet Sue Gray	Smyrna, GA	2015-01-07	I'm signing this petition as a relative of one of the residents. I've owned my home for 24 years and know how multi-family residence can negatively affect an area as far as school demographics in addition to all the issues mentioned within the petition.
Nickie Jernigan	Knoxville, TN	2015-01-07	for the reasons listed in the doc
Angie Brown	Knoxville, TN	2015-01-07	Decreased value of homes in this area
Jeffrey Shirley	Knoxville, TN	2015-01-07	I deny the rezoning and building of apartments on Wallace rd.
Chantelle Fields	Knoxville, TN	2015-01-07	traffic and aesthetics will be negatively impacted.
Valerie Mire	Knoxville, TN	2015-01-07	Signing for reasons list plus I am an active member of Home owners board for our neighborhood. The area already has infrastructure issues. KUB, Internet, traffic. Widening these roads will not be the answer. Wallace and Northshore are a mess in the morning and afternoon. Kids dogs everywhere. There are no sidewalks in the area. The elementary school is unprepared for the increase in small children that would occur. The intersection at Morrel and Northshore is inadequate for the retail property and traffic that already exists. The environment, as usual, is not being considered at all. We already have a significant trash, pollution, and noise problem in the corridor. Though always an advocate for progress, I believe that this particular project is not planned well. It appears that a developer saw a property for a good deal and wants to build randomly. There are other ways to develop that property that are more in line with the area's needs and structure. In Knoxville where there has always been the space to build randomly these types of properties have historically been allowed to be developed. In Rocky Hill, in 2015, this area demands more planning and scrutiny to protect current homeowners and develop responsibly.

Name	Location	Date	Comment
Sarah Grappin	Knoxville, TN	2015-01-07	This apartment complex would be right behind my house. It would negatively affect our property value and cause a lot of traffic on the streets where my kids play everyday. It would also be a noise and privacy issue. Please consider building somewhere else.
Kelli Canan	Silas, AL	2015-01-07	I'm signing because increased traffic on Wallace/Northshore poses safety risks to many families and travelers.
Jason Reeves	Knoxville, TN	2015-01-07	I am signing because I don't want apartments in my neighborhood.
Melanie Mixon	Knoxville, TN	2015-01-07	Agree with petition in regards to my hard earned home value and traffic which will effect our neighborhood
Courtney Clary	Knoxville, TN	2015-01-07	My children's and the other local elementary are already at capacity I don't want my children to be forced to go to a different school because of rezoning due to an influx of new students
M Davis	Knoxville, TN	2015-01-07	This proposed apartment building is directly across from an assisted living facility with many elderly insecure drivers and residents and adjacent to multiple single family neighborhoods with many young children, including my grandchildren. Wallace Road is already overtaxed and badly congested at its intersection with Northshore. The turn onto Nubbin Ridge Road, at Wallace Road's northern terminus, is even worse. There is a blind hill on Nubbin Ridge that makes turns quite hazardous.
Phil Maziasz	Oak Ridge, TN	2015-01-07	my family lives in this area and apartments are not in line with that area.
Wendy Jacobs	Knoxville, TN	2015-01-07	I am signing this petition for the following reasons 1. The complex would bring too much traffic into an already conjested high traffic area of North Shore. 2. Safety risk for our children particularly during bus hours. 3. Concern of decreasing property values. 4. This is not an appropriate area for an apartment complex.
Doug McCaughan	Knoxville, TN	2015-01-07	An apartment complex is out of character for the area and will likely create undo burden on Rocky Hill Elementary School. Without a plan to support a development of this size with adequate primary education, this plan should be denied. As stated in the petition, the roads of Wallace, Nubbin Ridge, and Northshore are inadequate to support the traffic congestion of a development this large. Approving this development will likely encourage similar undeveloped property, such as the farm on the other side of Wallace, to be developed with similar density further adding to road congestion and overpopulating the elementary school. Deny this before it sets a development precedent for Rocky Hill. Furthermore, no development between Ebenezer and Morrell roads should be approved without the inclusion of a greenway trail.
John Hunsucker	Knoxville, TN	2015-01-07	This area cannot support the kind of expansion this operation requires without placing unnecessary, long term stresses (decades) on the surrounding communities. The points laid out in the in this petition are legitimate concerns.
Christina Gormley	Knoxville, TN	2015-01-07	Concerned about decreased property values and increased traffic concerns.
Madonna Bachman	Knoxville, TN	2015-01-07	An apartment complex at the intersection of Northshore Drive and Wallace Road would overload the road system and further diminish the deer population in the area.
Mike Jones	Knoxville, TN	2015-01-07	Strongly not in favor. Keep our neighborhood the way it is!!!!!!!!!!!!
Al Foster	Knoxville, TN	2015-01-07	This proposed development is not consistent with the neighborhood/area and will be a detriment to the area, negatively affecting the traffic and infrastructure of the area.
Jeff Gantt	Knoxville, TN	2015-01-07	do not want it in my neighborhood. Roads cannot currently handle the traffic.

Name	Location	Date	Comment
Lee ley	Knoxville, TN	2015-01-07	my grandchildren live very close to this site and Northshore is already dangerously over traveled.
Chris Jacobssen	Knoxville, TN	2015-01-07	I live right across the street in Dunbarton Oaks. Everything around us is single family housing. There is no reason to throw in an apartment complex in the middle of single family housing.
Erica Mooney	Knoxville, TN	2015-01-07	I live in Maple Run and don't want apartments across from my subdivision.
Anne Rowland	Knoxville, TN	2015-01-07	I feel the development of the apartments on Wallace Road would be extremely detrimental to the traffic flow on Wallace Road, Northshore Drive, and Nubbins Ridge Road. It is already an issue before the addition of these apartments and would only make this an unbearable and unsafe issue for homeowners in this area.
Ginger Teague	Knoxville, TN	2015-01-07	Apartments built at this site would greatly increase traffic concerns in this area for entering and exiting neighborhoods in close proximity
Charles Johnson	Knoxville, TN	2015-01-07	Too much traffic in area already!
Matthew Jacobssen	Greenville, SC	2015-01-07	I grew up in Dunbarton Oaks and my parents still live there. I am strongly opposed to an apartment complex being constructed across the street from the subdivision.
Debaran Hughes	Knoxville, TN	2015-01-07	As a resident of Rocky Hill and a Realtor I do not believe this will be good for our property values. We have plenty of apartment style living near West Town Mall where the traffic is better controlled and the neighborhood is a better fit for that type of living.
Heidi Shuler	Knoxville, TN	2015-01-07	I don't want more apartments!!
Deborah Cope	Knoxville, TN	2015-01-07	The traffic is already congested in this area. Turning left from Wallace onto Northshore is already dangerous and will become even more congested possibly causing more wrecks. There have been several deaths caused by impatient drivers already and it could only get worse with increased traffic that this complex will cause in such a rapid pace that it will downgrade the area quickly. Being a Realtor, an apt complex will bring down the values of nearby family neighborhoods. I strongly oppose this complex!
Marilyn Johnson	Knoxville, TN	2015-01-07	I live in the neighborhood across the street from planned apartments. Traffic situation in this area is super bad, an apartment complex will only make it worse.
L'Jon Papillon	Knoxville, TN	2015-01-07	I'm signing this petition because as a resident in the area& a homeowner in the Vinings Park condominium community, this development would negatively impact our entire area. As stated in the petition, traffic flow is already at maximum overload. Decreased property values, increased traffic, and the addition of non-owner occupied housing are just a few of the concerns I have and why I am categorically opposed to these apartment buildings being built. Please listen to the citizens of the area and your constituents. Deny the reasoning of this area.thank you
Willie Robinson	Knoxville, TN	2015-01-07	I live across the street from the proposed site of this apartment complex. I worry about the effect on traffic, the safety of my children, andThe value of my property.
janet cockrum	Knoxville, TN	2015-01-07	I agree with this petition to protect my neighborhood
Lena Sadiwskyj	Knoxville, TN	2015-01-07	All reasons stated
Connie Mulligan	Knoxville, TN	2015-01-07	I think traffic is really bad on Northshore where this apartment complex will be located. I travel this road often and it is hard enough the way it is now without adding more confusion to the pile.

Name	Location	Date	Comment
Hannah Vestal	Knoxville, TN	2015-01-07	I strongly agree with all of reasons presented here. I am very concerned that the property values would see a drop if apartments were added to the neighborhood. Persons looking to buy single family homes in this area are not interested in living near apartments and see them as a deterrent from buying.
John Pennington	Knoxville, TN	2015-01-07	The one mile from Queensbridge to Rocky Hill is already inundated with traffic. It often takes 5-10 actual minutes to pull out onto Northshore. And if this includes possible apartments it makes the traffic problem absurd! I am also very concerned for the property value of my home. PLEASE. No more cars onto Northshore!
Mary Hatcher	Knoxville, TN	2015-01-07	I live nearby and don't want to decrease property value and be negatively impacted by the additional traffic
Jennifer East	Knoxville, TN	2015-01-07	I live in the area, those neighborhoods have children in them...there is NO way they can support more traffic. Getting our children to school is already a nightmare in these areas..we cannot support more traffic. I also think this will decrease property value..we have neighborhoods half finished already over there...this area cannot support something like this. PLEASE NO!
Michelle Decker	Knoxville, TN	2015-01-07	Traffic flow on Northshore is already in need of improvement. An apartment complex would only increase the problem.
Tracy Clayton	Knoxville, TN	2015-01-07	I'm signing because this is across from my neighborhood and will cause a lot of traffic, congestion problems in this area.
Kathy Houser	Knoxville, TN	2015-01-07	I do not want more traffic on Wallace
dwight clayton	Knoxville, United States	2015-01-07	Why a apartment complex way out of place enough congestion in this area already. Wrecks happen frequently at wallace and northshore already.
Rebecca Wills-Maples	Knoxville, United States	2015-01-07	My parents live in the Galewood neighborhood and it does not need any more people or traffic in that area. That area is already over crowded as it is now. Please no more traffic for that area.
Jennifer Brooks	Knoxville, TN	2015-01-07	I'm signing because... I was made aware of the petition to deny the development of an Apartment complex across the street off of Wallace Road. I for one do not want an apartment complex built at the head of our neighborhood and feel others in Dunbarton Oaks would agree.
Barry Smith	Knoxville, TN	2015-01-07	I live close by and don't want to see this happen
Raina Almquist	Knoxville, TN	2015-01-07	The increased traffic on already stressed through fairs will cause more accidents and congestion.
stacey rivers	Knoxville, TN	2015-01-07	I oppose the building of these apartments and rezoning of this section off Wallace Rd.
Allen Jacobs III	Knoxville, TN	2015-01-07	I don't want a big apartment complex near all the private residences in the area.
Wes Carpenter	Knoxville, TN	2015-01-07	I am opposed to the project.
Buck Young	Knoxville, TN	2015-01-07	I am signing this petition because I do NOT want apartments built on Wallace Road. This area and its roadways were not built to support the increased traffic apartments will bring. Apartments will also bring a higher crime rate and will slowly deteriorate property values as well as the neighborhood atmosphere we've been able to enjoy.
Christina Walker	Knoxville, TN	2015-01-07	I am a current resident in Rocky Hill and oppose the project plans on Wallace Road.
Guy Jacobssen	Knoxville, TN	2015-01-07	This area should and needs to remain single family homes to maintain the life style we enjoy.
Leigh Carrasco	Knoxville, TN	2015-01-07	I oppose the project plans on Wallace Road.

Name	Location	Date	Comment
Natasha Self	Knoxville, TN	2015-01-07	Because I live in the area and do not think this is a good move
Andrea Uselton	Knoxville, TN	2015-01-07	I lived in this community for 10 years (on Morrell Road) and feel strongly that this proposed development will be detrimental to the Rocky Hill community, specifically in regards to traffic safety and potential over-crowding of Rocky Hill Elementary School.
Anna Bernstein	Knoxville, TN	2015-01-07	I travel Northshore drive in the proposed area daily, and the increased traffic due to the proposed project will make a bad situation worse.
Allison Jenkins	Knoxville, TN	2015-01-07	i have friends in this neighborhood. I frequent the area and know what a problem this will be for them and many others. This is an inappropriate place to put an apartment building.
Angela Cole	Knoxville, TN	2015-01-07	This effects my household, travel on the roadways around my neighborhood (already heavily congested).Not to mention the strain on schools in the area.
Sara Foster	Knoxville, TN	2015-01-07	I am concerned about the neighborhood traffic flow and the safety of my child. Our street is already a cut thru from Branton to Wallace. This development will increase that traffic flow and the risk to the neighborhood children.
Ronald Wilson	Knoxville, TN	2015-01-07	I am against this proposal.
Angela Zion	Knoxville, TN	2015-01-07	Traffic is already horrible.
Shefali kimel	Knoxville, TN	2015-01-07	affects traffic and proper in my area
Elisabeth Johnson	Knoxville, TN	2015-01-07	I previously lived in the area for 10+ years. The area roads and infrastructure cannot support multi-family development.
Carla Reel	Knoxville, TN	2015-01-07	Northshore is at capacity now.
Trisha Gantt	Knoxville, TN	2015-01-07	this would be a detriment to our neighborhood in the form of increased traffic, decreased value of neighboring homes and general neighborly feel.
Emily Vreeland	Knoxville, TN	2015-01-07	I travel Northshore nearly daily where the traffic already is dense.
Bud Watts	Knoxville, TN	2015-01-07	Apartments will significantly reduce our home values and increase already busy traffic on both Northshore Drive and Wallace Road
Joyce Mayer	Knoxville, United States	2015-01-07	My family lives in the area and its out of character for the area. Way too much traffic now.
Michael Kelley	Knoxville, TN	2015-01-07	I have lived just across the street from Wallace Rd for 46 years. There is no reason for an apt. complex on Wallace. Traffic on Wallace as well as Northshore is bad enough already and this is a peaceful, quite community. Apartments on Wallace Dr just do not fit for the neighborhoods, infrastructure and this part of West Knoxville.
Jama Creswell	Knoxville, TN	2015-01-07	I am strongly opposed to adding even more traffic to this area. I drive out of my way on a daily basis in order to avoid turning left onto Northshore Drive.
Chris Bohleber	Knoxville, TN	2015-01-07	I'm signing for the safety of our kids... to prevent additional auto and pedestrian traffic in our neighborhood.
Megan Jackson	Knoxville, TN	2015-01-07	This project does not belong in our single family neighborhood. There is not a current demand in the area for apartment type housing and bringing additional families into this area would negatively impact the area. Specifically, but not limited to, the traffic on Wallace, Nubbins Ridge, and Northshore that is already compromised with no room for growth.
Jeremy Shaffer	Knoxville, TN	2015-01-07	I don't want to over populate the Rocky Hill area with Renters.

Name	Location	Date	Comment
Nathan Morgan	Knoxville, TN	2015-01-07	I oppose the development of this property into apartments as the roadways at this location are already extremely narrow, dangerous and crowded. Additionally, the addition of rental apartments will significantly negatively affect property values as what is currently a scenic peaceful location will become a traffic center.
Ieland Murphy	Knoxville, TN	2015-01-07	too much congestion on Northshore, Wallace, nubbin ridge and wrights ferry. Hurt property values from homeowners. Footprint not large enough to adequately accommodate structure.
Tim Clark	Maryville, TN	2015-01-07	It is wrong
Keena Strickland	Knoxville, TN	2015-01-07	this is too much traffic for this area and will decrease our homes value.
Ronald Boneau	Knoxville, TN	2015-01-07	Concerned of reclassification of zoning to apartments and increase of traffic on Wallace Road
Jeff Gantt	Knoxville, TN	2015-01-07	I travel these roads regularly and know many people in the surrounding area, this will be a huge inconvenience.
Richard Meehan	Knoxville, TN	2015-01-07	I am a property owner in an adjacent development (Dunbarton Oaks)
Charles Rowland	Knoxville, TN	2015-01-07	I'm signing because this development will cause more congestion on the adjoining roads, Wallace, S Northshore and Wallace, which are already too small for the area.
Rob Nye	Knoxville, TN	2015-01-07	I am a resident of the area and already struggle with the traffic ist the Wallace Northshore Intersection.
Debbie Adams	Knoxville, TN	2015-01-07	I live in the area and the additional traffic would impact me
allison kohl	Knoxville, TN	2015-01-07	I live on wallace rd
Travis Hodges	Knoxville, United States	2015-01-07	We do not need anymore traffic in this area.
Wendy Mangum	Knoxville, TN	2015-01-07	I am opposed to the proposed apartment complex on Wallace Road. Traffic on Northshore in that area is already terrible. It is almost impossible to make a left on to Wallace Rd and on to Northshore from Wallace Rd.
Susan Meehan	Knoxville, TN	2015-01-07	I'm signing because I oppose the construction of an apartment complex at the stated location.
Susan H. Williams	Maryville, TN	2015-01-07	Have family living on Wallace rd. traffic is horrible now! No more, please!
William Campbell	Knoxville, TN	2015-01-07	This is a terrible place to put apartments!This is just another example of Greedy Land Developers looking to make a quick buck at the expense of all those around this site!
Jason Wolfe	Knoxville, TN	2015-01-07	I am signing this because I live 50 yards from the property line of this proposed development and I believe it will bring down the value of my house. Also, there is no chance Wallace road could handle anymore traffic
Allyn Purvis Schwartz	Knoxville, United States	2015-01-07	Traffic concerns
Mike Childress	Knoxville, TN	2015-01-07	Wallace cannot safely handle the amount of traffic that would come with this new development. Additionally, Northshore Dr in this area is becoming more treacherous to travel due to increased traffic flow. The Nubbin Ridge and Morrel intersection as well as the Westland and Morrell intersection are already over traveled and can not handle further traffic without creating significant traffic flow issues
Rebekah Wilson	Knoxville, TN	2015-01-07	I oppose this development
Ryan White	Knoxville, TN	2015-01-07	traffic congestion
Buddy McGee	Knoxville, TN	2015-01-07	This is crazy to even think about putting apartments on such a narrow road as Wallace. Northshore Dr. can't handle the traffic it has now!!!

Name	Location	Date	Comment
Camille brooke	Knoxville, TN	2015-01-07	I'm signing because I oppose this large development in our community due to traffic and safety concerns.
Haley conner	Powell, TN	2015-01-07	I disagree with all of this.
Michelle Dyer	Knoxville, TN	2015-01-07	My neighborhood is across the street from Wallace Street. Accidents frequently occur at this intersection. More traffic will just mean more accidents. Please do not add apartments to this area.
Michael Craig	Knoxville, TN	2015-01-07	The is grossly inconsistent with community housing and architecture, and will overcrowd Wallace Rd and Rocky Hill Elementary.
Paula Jones	Knoxville, TN	2015-01-08	Wallace Road could not handle the additional traffic from an apartment complex.
Bobby Clemmons	Knoxville, TN	2015-01-08	Im signing this because of all the reasons contain in the petition. This is a very bad idea for especially all residents living on or off Walkace Rd.
charles lyttle	knoxville, TN	2015-01-08	No plans to upgrade roads or other infrastructure. Apartments will degrade neighborhood.
Elizabeth Gregor	Knoxville, TN	2015-01-08	I'm signing this in protest of the petition to rezone and build 76 apartments at 205 Wallace Rd, Knoxville, TN, 37919
Lacy Wallace	Knoxville, TN	2015-01-08	I'm signing because I live in the adjacent neighborhood Lyons Crossing. I am very concerned about increased traffic on already highly traveled roads, decrease in property values of the single family residences in area, among other concerns.
Melissa Crouch	Knoxville, TN	2015-01-08	resident of the area.
Wendy Newton	Knoxville, United States	2015-01-08	I am signing this petition for the following reasons 1. The complex would bring too much traffic into an already conjested high traffic area of North Shore. 2. Safety risk for our children particularly during bus hours. 3. Concern of decreasing property values. 4. This is not an appropriate area for an apartment complex.
Lou Lombard	Mandeville, LA	2015-01-08	My son and his family have a huge investment in that community!
Timothy Gabosch	Knoxville, TN	2015-01-08	I'm signing this petition because I feel that the increased traffic on Wallace Rd, Northshore Dr, Nubbin Ridge Rd, and Sanford Day Rd will be unsafe and cause a lot of congestion. Also, a neighborhood with single family homes would be more appropriate for the area and not hurt property values like an apartment complex would.
Rachel Harris	Knoxville, TN	2015-01-08	I am greatly concerned about the disruptive traffic and property value impacts to my home from this proposed development.
Maria Gregoriou-Gonzalez	Knoxville, TN	2015-01-08	I live in Quiensbridge drive and I am currently trying to sell my home.
Mike Bell	Knoxville, TN	2015-01-08	I don't see the need for multifamily housing in single family home zoned area with other multi-family projects currently underway within a 10 mile radius of this same area. Adding traffic to roads that are already heavily traveled is also unnecessary. The safety of local neighborhood children is of utmost concern when adding the additional daily trips to the area!
Meghan Jagnow	Knoxville, United States	2015-01-08	I live in the Lyons View area and my family will be negatively impacted by the development plan.
Julia Carver	Knoxville, TN	2015-01-08	No more traffic on Northshore

Name	Location	Date	Comment
Michael Bachman	Knoxville, TN	2015-01-08	It is difficult to make a left turn out of Dunbarton Oaks in the mornings due to the high traffic on Northshore Dr. Traffic also backs up all the way from the Morrell Rd. traffic light to Dunbarton Oaks at times. Additional traffic from an apartment complex at the intersection will only compound the problem. There is a school bus stop at the front of Dunbarton Oaks that will be negatively impacted by adding additional traffic from a high density apartment complex so it presents a safety problem for the children. Before the commission approves any high density developments on Northshare Dr. which will add additional traffic to the roadway it must be made four lanes. Do the four lane before approving any apartment complexes in the area. Northshore Dr. is as bad as Ebenezer Rd. before it was made four lanes.
Sherry Whillock	Knoxville, TN	2015-01-08	I agree with all the comments! Wallace road is a cut through for many that LOVE to go way over the 30mph speed limit! Adding an apartment complex would increase the traffic and make the property values decrease. Please reconsider.
Jennifer Colon	Knoxville, United States	2015-01-08	There is too much traffic on the corner of Wallace and NubbinRidge now, lots of accidents, very dangerous intersection!
Scott pederson	Knoxville, TN	2015-01-08	This is the same garbage we are going through near Winchester and Deane Hill!
Laurie Birt	Knoxville, TN	2015-01-08	Traffic impact will be too great
Leonard A. Robertson	Knoxville, TN	2015-01-08	As a longtime resident of the Rocky Hill area (34 years), I am very familiar with the traffic patterns around the intersection of Wallace Road and Northshore Drive. I can see that this development would necessitate a significant widening of Wallace Road and the need for a turning lane and traffic light at the intersection at the bare minimum to insure the safety of all users of the highways. Further, multifamily housing is in direct contrast to the character of the surrounding single family neighborhoods. Consideration should be also given to the increase in student population at the neighborhood schools.
Josh Hopkins	Knoxville, TN	2015-01-08	We do not need the added congestion in Rocky Hill Area as well as the overall apartment complex, it will devalue the area and what attracts quality homeowners to the area..
Amy Lavelle	Knoxville, TN	2015-01-08	We live in a nice area of town...worried about the safety issues of the apartment complex would bring. Also, traffic, ect. Also would devalue property value. TERRIBLE IDEA!
William Cornett	Knoxville, TN	2015-01-08	This would cause property values to plummet, increased congestion.
Philip Levy	Knoxville, TN	2015-01-08	I'm totally against building Apartments building on Wallace, increased traffic can not be supported, along with decreased property value
John Watts	Knoxville, TN	2015-01-08	I have grandchildren living in that area and attend school there. Traffic congestion, overcrowding of school, unsafe road conditions. Need to fix traffic flows in Rocky area before considering more building expansion in that area!
paul wise	knoxville, TN	2015-01-08	Northshore Road can barely handle the traffic it receives now. In addition, the utility companies struggle to provide adequate water pressure during the spring and summer already.
John Harris	Knoxville, TN	2015-01-08	I do not want to see this area get more congested. Getting out on NorthShore is already difficult.
Melissa slade	Orlando, FL	2015-01-08	I lived in this area for almost 14 years, and know firsthand that there is no way the area can support this.

Name	Location	Date	Comment
Richard Rawe	Knoxville, TN	2015-01-08	This addition will significantly increase traffic not only on Wallace Road, but also on surrounding neighborhood roads already overburdened with cut through traffic.
Nancy Nitzberg	Knoxville, TN	2015-01-08	I oppose the building of apartments because of the traffic congestion already present at Wallace Road and Northshore Drive. If Northshore is widened and Wallace improved, I might view this project differently.
Jeffrey King	Knoxville, TN	2015-01-09	As a police officer, I am well aware of the impact that an apartment complex has on a community. In 10-15 years we will be dealing with a multitude of issues and regret ever approving this type of development.
Charlotte Wills	Knoxville, TN	2015-01-09	I don't want the traffic and the value of our property to go down because of the apartments. This area is a single family dwelling area, and we do not want change.
Joan Williford	Chattanooga, TN	2015-01-09	I feel it will cause severe traffic problems
Lee Hein	Knoxville, TN	2015-01-09	The flow of traffic is already being compromised in this area, and looking at the design and construction, they do not fit in with the quality, construction and design of the surrounding neighborhoods.
D Chesney	Knoxville, TN	2015-01-09	There are enough apartment complexes in this area. We don't need another one.
Nancy Taylor	1216 Galewood Rd., Syrian Arab Republic	2015-01-09	I live on Galewood Rd. and have to travel Wallace Rd. every time I leave my house. I have already stopped trying to turn left on Northshore due to heavy traffic. So, I almost always go to Nubbin Ridge Rd. It is very narrow and curvy. I recently saw the aftermath of an SUV sideswiped by a car when we ran over a mirror that had been knocked off the SUV. It is hard to imagine driving on Nubbin Ridge with the added traffic and will take a long time to get out onto Northshore during morning and afternoon rush hour traffic due to the added traffic on Wallace Rd. I think it would be mandatory to install a traffic signal there to enable vehicles to turn onto Northshore from Wallace Rd.
Lloyd Aldridge	Knoxville, TN	2015-01-09	I believe that this development will degrade my community.
albert sullivan	knoxville, TN	2015-01-09	Northshore Drive is 2 lanes with too much traffic already. Sometimes, it takes 5 minutes to pull out onto Northshore.
Tim Teague	Knoxville, TN	2015-01-09	I don't to have an apt building opposite the entrance to our neighborhood. Presently it is difficult to exit with the present traffic and to add apartment traffic would be a nightmare!
taylor trent	Chattanooga, TN	2015-01-09	Impact on my friends in neighborhood
Jennifer Quinley	Knoxville, TN	2015-01-09	We live in the nearby community and agree with our fellow neighbors. The area is already congested and the nearby school is at capacity.
Tim Haig	Knoxville, TN	2015-01-09	Too much traffic on Wallace Rd. High probability people with criminal nature moving in resulting in nearby crime and lower property values.
Casey Clary	Lenoir City, United States	2015-01-09	I am signing this petition to oppose the building of apartments on Wallace Road. My parents live in Richmond Hills and I visit them often and traffic in that area is a nightmare highly congested also the decrease in the property values in the area.
Lesley Koboldt	Knoxville, United States	2015-01-10	this is my best friends back yard and it would be so sad to see apartments
Terrell kerr	Knoxville, TN	2015-01-10	I enter Nubbin Ridge off of Sentry and have had close calls almost daily and my daughter in law had an accident there.

Name	Location	Date	Comment
Greg Dickerson	Knoxville, TN	2015-01-11	I strongly oppose these apartments. The traffic along Wallace Road and Nubbin Ridge is already at its maximum capacity. Apartments would make the traffic situation unbearable, and would significantly reduce the quality of life in Rocky Hill.
Robert Dowbiggin	Knoxville, TN	2015-01-11	This is a regular neighborhood. Houses. Homes. Not suitable for apartments.
Kim Nack	Wentzville, United States	2015-01-11	My children and grandchildren will be greatly impacted.
Miller Callaway	Knoxville, TN	2015-01-11	Would agree that the narrow roads in the area of the proposed development do not seem as if they are sufficient to accommodate the increase traffic.
Donna Gray	Knoxville, TN	2015-01-12	I'm signing this petition because I don't think Northshore can support the increased flux of traffic. It will also devalue our homes, as the area consists of single family homes.
Tracy Linardo	Knoxville, United States	2015-01-13	I am concerned about the increased traffic on Wallace Road. I am also concerned about my son's safety as he gets off the bus to walk home. Numerous motorists use Tobias & Saluda to cut through our neighborhood. This will only increase with an apartment complex. Also I disagree with the impact on our schools. I believe there will be more than 12 net students.
Holly Wolfe	Knoxville, TN	2015-01-13	If the property is re-zoned residential, please consider single-family housing (versus apartments) comparable to surrounding neighborhoods.
David Weakley	Knoxville, TN	2015-01-13	wall
			Wallace Rd is already heavily traveled and is, in fact, too narrow and winding for the present traffic load. The addition of additional volume that would accompany occupancy of these proposed apartments would overburden this road and could lead to dangerous traffic conditions.
Meena Arvind	Knoxville, TN	2015-01-13	I am signing this because, we live in the Richmond Hills area and we feel that the apartment construction in this area is not okay!
Laura Hayden	Knoxville, TN	2015-01-14	The Northshore/Wallace intersection is already borderline dangerous and the increased traffic is sure to make it more so.
Matthew Lavelle	Knoxville, TN	2015-01-14	COMPLETELY OPPOSED TO THIS DEVELOPMENT FOR REASONS LISTED IN PETITION!
pamela vance	Knoxville, TN	2015-01-14	I don't want the traffic in the area. It's already crowded enough.
Starr Chiles	Knoxville, TN	2015-01-14	Wallace Road is a narrow 2 lane road that is already heavily traveled. This is not an appropriate location to add in apartments and many more cars.
Ross Dempster	Knoxville, TN	2015-01-14	Wallace has to much traffic now.
Jason Norton	Knoxville, United States	2015-01-14	This will affect traffic and the aesthetics of Northshore Drive to the detriment of existing homeowners.
Anna Duffey	Knoxville, United States	2015-01-14	I strongly oppose this apartment proposal on Wallace! The traffic congestion and safety on a two lane road is horrible, and the huge impact it will have in our already overcrowd schools!
Kari Whaley	Manchester, TN	2015-01-14	I live in Rocky Hill and travel Wallace Road to take my son to school at RHES. Along with the others signing this petition, I feel that the traffic would cause congestion as well as danger to children in the area.
robert duffey	Knoxville, TN	2015-01-14	i live on wallace road and do not feel this housing would be appropriate in our area due the the reasons sited in the petition

Name	Location	Date	Comment
Kathleen Butler	Ipswich, MA	2015-01-15	Apartment complexes & senior living all within 4 miles of each other.....northshore can not handle & property value will plummet!!!! STOP taking over this part of Knoxville . This is a single home dwelling area that will thrive in that market .
Christina Broome	Knoxville, TN	2015-01-15	This is no good for our property values, schools, or the already over crowded and extremely dangerous streets that surround it!
Tim Dunn	Knoxville, TN	2015-01-15	decreased property value and make Nubbin Ridge far too dangerous.
Shane Todd	Knoxville, TN	2015-01-15	The reasons stated in this petition, this is a terrible idea. There are plenty of apartments and affordable housing already located in this area.
andy dempster	knoxville, TN	2015-01-15	This will ruin my childhood home with traffic.
Tori Rose	Knoxville, TN	2015-01-15	Northshore Drove is already so dangerous. Traffic from an apartment complex will make it unbearable. I am a homeowner in the area and also worry about the degrading value of my property with this sort of build.
mike ford	Knoxville, United States	2015-01-15	Safety, Traffic Congestion, Lighting for the parking lot
Drew Edwards	Knoxville, TN	2015-01-16	Traffic on Northshore is difficult during peak times in the morning and evening, and adding an apartment complex so close to an already congested area doesn't seem wise. As a homeowner in the area, I'm also sensitive to the drop in property values that would likely occur in the Wallace Road area.
Craig Fischer	Knoxville, TN	2015-01-16	The area infrastructure can not handle this density of housing - roads are already inadequate. Additionally, the proposal is contrary to the nature of the area's existing housing.
Bruce McNeil	Knoxville, TN	2015-01-16	I live on Nubbin Ridge Rd and often use Wallace as a route to Rocky Hill. An apartment building would greatly impede that access. Also having a young child, the point made about increased traffic and the inherent risks greatly concerns me.
Reinhard Kreutzer	Knoxville, TN	2015-01-16	traffic concerns
linda bogue	Knoxville, TN	2015-01-16	this affects my area directly.
Sally Absher	Knoxville, United States	2015-01-16	There is already too much traffic on Northshore in that area and putting high density apartments in there is just stupid!
Kerry Mitchell	Knoxville, TN	2015-01-16	Added traffic not only on Wallace but Northshore as well
Shap Stiles	Knoxville, TN	2015-01-16	Trips added to already congested northshore drive. I do not believe the analysis provided reflects actual conditions due to days traffic counts were performed. The level of service along northshore drive fails under signalized condition.
Katie Flores	knoxville, TN	2015-01-16	I grew up on snubbing ridge and drove Wallace frequently ...apts there would be crazy. The traffic alone!!
Adam Garrett	Cookeville, TN	2015-01-16	I have family members that live in the Rocky Hill Community and I do not want to see increased traffic in the area. They have small children that enjoy playing out of doors.
Theresa Flaim	Knoxville, TN	2015-01-16	for the reasons cited in the petition.
Cindy Franklin	Knoxville, TN	2015-01-16	I oppose the building of apartments on Wallace Road for all the reasons stated in the petition.
Jennifer Krouse	Knoxville, TN	2015-01-16	I moved to this area for the beautiful scenery and serenity along Northshore Road. I fear that will no longer exist if we keep building high density housing.

Name	Location	Date	Comment
Kristi Pendley	Knoxville, TN	2015-01-17	My mother in law lives off of Wallace Rd and we use this road frequently as she watches our son often. Widening this road and adding apartments would add too much traffic as people would begin using it as a cut through to Northshore Dr. It would also make it more difficult to get in and out if the subdivisions and driveways of the homes on Wallace Rd.
Joyce Richman	Knoxville, TN	2015-01-17	Traffic congestion on North Shore Rd
Steve Williams	Knoxville, TN	2015-01-17	Traffic concerns on a narrow two lane road upon which speeders proliferate.
Sara Davis	Scotts Valley, CA	2015-01-17	Do not build in this area, which is stretched as far as it can go. No more traffic on these roads.
Rodney Sutch	Knoxville, TN	2015-01-17	Primarily items 1 and 2 (apartments are out of character of surrounding housing, and increased traffic concerns)
mike young	Gatlinburg, TN	2015-01-17	of all the options listed 1,2,3,4,&5
Laura McNeil	Knoxville, TN	2015-01-18	I am signing this because I agree with all the points made in the petition. The area cannot handle the traffic and congestion that an apartment complex would create. It would also take away the charm of the area. It would be completely out of place and probably cause numerous families to want to move out of the area...which is a shame.
Cynthia West	Knoxville, TN	2015-01-18	Having a home that sits on Nubbin Ridge I can tell you our street cannot support more traffic! I feared for my children's lives when they were younger and it has only gotten worse since then!
Paula Smartt	Knoxville, TN	2015-01-19	Nearby subdivision and don't want commercialization of residential neighborhood, including apartment bldgs.
Jacob Cantrell	Knoxville, TN	2015-01-19	I believe it will crowd an already congested area.
William Kahl	Knoxville, TN	2015-01-19	This is an incursion on the rural residential nature of our neighborhood.
Lisa Bogaty	Knoxville, United States	2015-01-19	I use Northshore regularly and strongly believe adding 74 apartments and resulting traffic to the intersection of Wallace and Northshore is dangerous.
Bonna Nash	Knoxville, United States	2015-01-19	Too much traffic at these intersections already.
Erin Pederson	Knoxville, TN	2015-01-20	The building doesn't fit with the area, it will decrease our property values and the increase in traffic cannot be supported by the roads in this area and will create a safety hazard.
Daniel Crowe	Knoxville, TN	2015-01-20	For the reasons listed on the petition
Linda Rogers	Knoxville, TN	2015-01-20	I am concerned about the traffic this will generate in an already congested area with two lane roads. I also do not feel that it is in harmony with the area that will surround it.
Evalyn Haney	Knoxville, TN	2015-01-20	already too much traffic on Northshore Drive.
Bill Hembree	Knoxville, TN	2015-01-20	Building an apartment complex here would destroy our property values, create a traffic nightmare and change the whole residential community.
Greg Patterson	Knoxville, TN	2015-01-21	Traffic is horrible already ...
Heather Haynes	Knoxville, United States	2015-01-21	This will add to much congestion and bring down property values.
Cynthia Brown	Knoxville, TN	2015-01-21	i believe this will bring to much congestion and bring down property values
William Hotz	Knoxville, TN	2015-01-21	William Hotz
Crystal Miller	Knoxville, TN	2015-01-22	I live here and don't want the extra traffic. Its bad enough for my children on Wallace Rd as is.
Angelique Henegar	Knoxville, TN	2015-01-22	too much traffic already. And there are too many apartments in the area that are not at capacity. Quit building just to fill someone already full pockets!!!

Name	Location	Date	Comment
Stephen Clay	Knoxville, TN	2015-01-22	We want be able to stand the amount of traffic. Property values will decline
Holly Sparks	Knoxville, TN	2015-01-22	I live in Lyons Crossing adjacent to this proposed development and do not support it.
Howard Leo Beale	Knoxville, TN	2015-01-22	The apartment complex would create horrible traffic problems and is not in accord with the rest of the neighborhood.
Crystal foster	Knoxville, TN	2015-01-22	ive lived in Rocky hill my whole life. I've the growth and changes over the years. While I understand that is part of life, with this particular proposal it could bring a lot of unwanted changes. First of all the traffic is already a problem on northshore. The only red light intersection we have gets unbelievably backed up during peak hours. This would only bring more traffic problems. With more traffic congestion brings more dangerous and unsafe situations. This also will decrease property value of our surrounding homes. Rocky hill is mostly single family homes. An apartment complex would definitely be a bad idea for this area.
Jenny Snodgrass	Knoxville, TN	2015-01-22	I want to preserve the neighborhood feel of Rocky Hill and not have any more traffic congestion on Northshore than is already there.
Chelsea Jones	Knoxville, TN	2015-01-22	I'm signing this because I live on a hill that is very dangerous to pull out of our driveway. We also cross the road for school every morning and afternoon, and it is already scary and this would only cause more traffic.
Monica Krainer	Cape Coral, FL	2015-01-22	My daughter, her husband and more importantly, my grandchildren live, work, play, and go to school in the community. I do not want their sense of community to be impacted by this complex of new buildings. Rentals tend to lead to transient persons who typically have no long term financial or emotional investment or concern for the community in which they are currently/temporarily living. This cannot lead to long term good. I for one, am very much against it. I vote NO.
Carl E. Stooksbury	Knoxville, TN	2015-01-22	APT. DOES NOT FIT ON WALLACE ROAD.TOO MUCH TRAFFIC NOW.
Brian Tankersley	Knoxville, TN	2015-01-22	Northshore traffic is tough enough without adding more activity with an apartment complex.
cary dalton	Knoxville, TN	2015-01-22	I am worried about additional traffic and lower property values.
John kirk	Knoxville, TN	2015-01-22	we do not need more traffic and congestion on small 2 lane roads
Amber Henry	Australia	2015-01-24	I grew up in a home just off of Wallace Road and it is becoming way too busy and crowded in that area.
Maze bolin	Knoxville, TN	2015-01-24	roads will be overcrowded and out of scale with surrounding area
Diane Edge	Knoxville, TN	2015-01-24	Apartments are out of character with rest of area. You CANNOT widen Nubbin Ridge and half the traffic will go in that direction, at least.
Leah Berry	Knoxville, TN	2015-01-25	We are most concerned about traffic congestion, impact to local schools, erosion impacts on surrounding areas, and lack of land preservation in the area.
Jenny Bond	Knoxville, TN	2015-01-26	We already have drainage issues. This will make them even worse. Traffic will increase dramatically, and Northshore and Wallace are already a busy roads. Having apartments this close will decrease our property values. I ADAMANTLY oppose approval for this apartment complex. Put yourself in our place. Would you want apartments (with all that entails) next to you family's home? I think not. Please deny this approval, for families sakes. Thank you so much.
Mary Atkins	Knoxville, TN	2015-01-27	This may change my school zone

Name	Location	Date	Comment
ELEANOR RAKOWSKI	KNOXVILLE, TN	2015-01-27	I OPPOSE THE CURRENT PROJECT PLANS FOR APARTMENTS ON WALLACE RD.
Debra Van Meter	Knoxville, TN	2015-01-27	The Southwest Sector plan calls for low density residential homes here. Apartments are totally inappropriate for this location and any other property along S. Northshore Drive.
Holly Webb	Knoxville, TN	2015-01-27	The increase in traffic congestion makes this an unwise venture. Northshore is a narrow road and it can already be very difficult pullin onto Northshore during the heavily traveled times, in the morning and evening. Many MVA have occurred due this problem already. I think there are better areas in Knoxville that is suited for this large number of dwellings. We already have several new neighborhoods being developed in this area. I don't think this area can support both.
Leanne Thornburgh	knoxville, TN	2015-01-27	The city needs to be concern on the economic impact of this complex.
Dara prosan	Concord, TN	2015-01-28	I live on wallace road...its a residential area we do not need the extra traffic with an apartment complex
Rob Owen	Knoxville, TN	2015-01-29	The development is out of character within the proposed community. The area is comprised of single family neighborhoods. Approval of this project provides a precedent for future development on Wallace and Northshore that will once again have a negative impact on my home and quality of life.
Sarah Rosenberg	Knoxville, TN	2015-02-03	This is where I live. If you want to build something, build a park and walkway to get there. Wallace cannot handle traffic and kids need increased safety. Not the opposite.
Mavis Weaver	Knoxville, TN	2015-02-05	Not a good plan for this area. Will create too much traffic.
Lan C. Dingess	Knoxville, TN	2015-02-05	MPC needs to look twice as to the traffic disaster on Northshore Drive.....29,000 cars daily on a state road that is very unforgiving. Just count the deaths over the past 20 yrs How many kids have died on Northshore ??
Dave Kinser	Knoxville, TN	2015-02-05	I oppose the addition of apartments to a residential, heavily traveled area.
Angela Hardison	Knoxville, TN	2015-02-05	I do not want to increased traffic that will come with an apartment complex.
Richard Rife	Knoxville, TN	2015-02-05	The traffic is already too congested is this part of town, and the plans for this development do nothing but exacerbate this matter. There is no doubt this added traffic will increase injuries on an already dangerous route, given the statistics compiled for the area.
Thomas Stubbs	Knoxville, TN	2015-02-05	There are many concerns surrounding this project. Traffic, schools that are already past capacity. Ground erosion, and the property is mostly in a floodplain that will cause damage to surrounding homes and affect property values. PLEASE look closely at this project act in the good faith of your electorate. thank you
Amy Callis	Knoxville, TN	2015-02-05	This affects my family and neighborhood.
michael carringer	Knoxville, TN	2015-02-05	We dont need any more traffic on this road or any of the surrounding roads in addition to the fact that it will.bring property values down in this area
Leslie Adams	Knoxville, TN	2015-02-06	I'm signing because of the future influx of traffic that will pose a safety threat to the residents and neighborhoods of the Wallace rd northshore area.
Philip Stanley	Knoxville, TN	2015-02-06	Also the stress of new students attending Rocky Hill School
Sarah Brice	Knoxville, TN	2015-02-06	I'm concerned about the added traffic to an already busy road. Also, the noise, since we live directly behind this land. Rocky Hill Elementary school is already at capacity with several grades averaging 27 students in each class, and no classroom space left for more classes.

Name	Location	Date	Comment
Sara Mitchell	Knoxville, TN	2015-02-07	<p>1. We already have heavy traffic in the area. This apartment complex will only add to our congestion.</p> <p>2. Our property backs up to the proposed area and I am very concerned that it will hurt our property value.</p>
Paul Simmons	Knoxville, TN	2015-02-07	I have read the MPC file and the proposal and fully concur with the residents and others who oppose this rezoning.
Lee Ridley	Knoxville, United States	2015-02-07	Traffic
Jennifer Templeton	Knoxville, TN	2015-02-07	I'm concerned this new development will cause increased traffic congestion with subsequent safety risks, and erode lower lying areas along Wallace road.
Mary schaefer	Knoxville, TN	2015-02-08	too many greedy developers
Marty Iroff	Knoxville, TN	2015-02-08	<p>This development will change much of what is enjoyable about this neighborhood.</p> <ol style="list-style-type: none"> 1. It destroys one of the few remaining stands of hilltop trees. 2. It increases traffic on Wallace Road, a small 2-lane road. 3. It increases traffic at Northshore Road and Wallace Rd. Northshore is already congested and there are several new subdivisions being built in the area. 4. Wallace Rd. and Nubbin Ridge is dangerous enough as it stands. More traffic has been added by new subdivisions already in process. Why add more? 5. The developments in the area are not apartment complexes. 6. The proposal surrounds two properties, pushing both to be put up for sale. How does this fit into the community? 7. There are no continually lit parking lots in the area immediate area off Northshore Dr. <p>The developer is playing fast and slick with the rules of the zoning. Include in the proposal a few acres that are unsuitable for building and he can meet the units per acre rule allowing apartments. Is he legal? Probably so. Is it moral? Probably not.</p>
Renee Fournier	Knoxville, TN	2015-02-08	Do not want high density development in our area



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

[MPC Comment] Proposed Wallace road apartment complex (file #1-D-15-UR)

1 message

'Wendy Walker' via Commission <commission@knoxmpc.org>

Sun, Feb 8, 2015 at 10:05 PM

Reply-To: wwalker1101@yahoo.com

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

Dear Commissioners,

This letter is to let you know of our strong opposition to the proposed apartment complex at 1205 Wallace Road. We live in the adjacent neighborhood of Lyons Crossing and are opposed for the following reasons:

1) Traffic Congestion and Safety - Northshore Drive is already overcrowded at peak hours and appears to be operating above capacity. Many mornings between 7:30 and 8:00 the wait to turn left onto Northshore from Branton is several minutes just to get out of the neighborhood. In fact, turning left either into or out of our neighborhood the wait can become quite frustrating and we probably take risks we shouldn't take. Traffic backs up quickly at the Wallace Road and Northshore intersection. In the afternoons, there are some days when traffic is backed up from the Morrell/Northshore traffic light all the way to Wallace. With at least 2 projects already approved between Wallace and Morrell, the traffic is bound to increase substantially, and with the mpc projection of this apartment complex adding approximately 746 average daily trips, the traffic will become intolerable.

2) Drainage - Some of our neighbors have problems with standing water after heavy rain. Adding infrastructure on the proposed sight can do nothing but exacerbate this problem. We ask at minimum that the developer put together a comprehensive environmental impact study and present plans on how drainage problems will be addressed.

3) Out of Character - The proposed apartment site is sandwiched between 3 single family dwelling neighborhoods. An apartment complex, especially one including two 3-story buildings will stick out like a sore thumb in this location. We have purchased homes in this area for many reasons but one is the aesthetics and desirability of the neighborhoods. An apartment complex is out of character with the aesthetics and character of all 3 surrounding neighborhoods. The land on which the apartments are planned is a hilltop and these buildings will be very visible to surrounding neighbors.

4) Noise and Light Pollution - Along the same lines as the above objection, the hilltop nature of the proposed sight will make increased lighting very noticeable which is not desirable. With 76 units in the proposed development, there will be an increase in noise as well as lights in the evening and nighttime hours which will negatively impact those of us in adjacent neighborhoods.

In conclusion, for the above stated reasons, we oppose the proposed development at 1205 Wallace Road. We understand that we are unlikely to escape development of this land altogether, however, we ask that it only be allowed to be developed in the same likeness as the 3 surrounding neighborhoods. We hope that you will strongly consider our concerns.

Respectfully,

Wendy and Anderson Collins
1203 Harrington Dr.
Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] NO!!! On proposed Apartments on Wallace Road

1 message

charawills@comcast.net <charawills@comcast.net>

Sun, Feb 8, 2015 at 4:06 PM

Reply-To: charawills@comcast.net

To: commission@knoxmpc.org

February 8, 2015

Knoxville-Knox County MPC

400 Main St. Suite #403

Knoxville, TN. 37902

Dear MPC,

I want to urge you to vote no on the apartments planned for Wallace Road, because of the impact it will have on the established single family residents in the area. There are no apartments in the area of Wallace Road, and none are wanted by the current residents of the area. The community is not set up with the road structure, schools and community services to handle apartments at this location. The extra traffic the apartments would bring to the area would make traffic flow much slower than it is now.

Northshore Drive is a narrow two lane heavy traffic state road with a lot of accidents on it. It is impossible during morning and evening traffic to make a left hand turn from Wallace Road on to Northshore Drive at the present time. Wallace Road is a narrow two lane road that connects to Northshore Drive and to Nubbins Ridge Road which connected the neighborhoods together and is often used as a short cut for many to get to Bearden High School and to get to bigger roads to get to the interstate highways. Wallace Road and Nubbins Ridge Road are both very busy narrow roads and often have lines of vehicles backed up to be able to move on to another road. Morrell Road in the Rocky Hill area is a very slow moving road because of the heavy traffic using this road, Nubbins Ridge Road dumps traffic on to Morrell Road which is also often backed up on the two lane part of the road. Due to these roads being two lane the traffic flow is very slow and often has a backup of traffic waiting in line. This is not a desired traffic flow in the community now. Why would we want to have more daily traffic on it than we do at the present time? The road structure now needs to be all four lane to handle the traffic.

The dwellings in the area are one and two story dwelling in the current neighborhoods. The planned three story apartments will stick up more on the top of the ridge for all to see them. They will be looking in to the windows of the one and two story dwellings, which really is not desired. Who wants someone looking in their bed room windows and in their back yards all the time. The property for the apartment is the highest part of the area, the planned three story apartments will be even taller on the ridge top for every one to see. What is the MPC ridge top ruling? Does this not apply here?

The slop on which the apartments are planned for with the pavement and the roads paved to the apartments will create a danger of flooding to the area. The ground as it is soaks up the runoff water and that water is not sent down the drainage ditch to flood another subdivision. With the pavement of the roads the run off from an inch of rain can produce as much run off as 500,000 gallons of water. Where is the system in place to take care of this run off water? The holding pond will not catch all the water from the driveways and the paved areas which will allow the water on to the other subdivisions. Several of the homes in Richmond Hill have to carry flood insurance now because of their location to the drainage area. With the more water that this area has, the more of a chance that this area will flood.

We urge you to get out of your office, and your padded chair, and come and see the area during morning and evening rush hours and see if this planned apartment complex would be a welcome extra blessing or a nuisance to the whole area. We are not talking about only 75 more cars added to the daily traffic on the two lane roads we are looking at two or three time more traffic because each apartment will have two or more vehicles to be traveling our two lane narrow roads.

Thank you,

Charlotte Wills

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] NO!!! on the proposed apartments on Wallace Road

1 message

chrissywills@comcast.net <chrissywills@comcast.net>
Reply-To: chrissywills@comcast.net
To: commission@knoxmpc.org

Tue, Feb 10, 2015 at 9:53 AM

February 10, 2015

Knoxville-Knox County MPC
400 Main St. Suite #403
Knoxville, TN. 37902

Dear MPC,

Have you all done any Research on this proposed project at all? Seems like you all have not done any because you cannot tell the people the answers to the questions that the people have about this proposed project.

Answer some questions for me about these apartments that are being proposed on Wallace Road. What is the target market for these apartments? Who can afford the \$1500 a month in rent? How many bedrooms are these apartments going to be? Depending on the number of bedrooms, this could draw college students to the area. With any apartment complex there is always the constant going and coming traffic, which is not need on these narrow two lane roads. Also with any apartment complex there is the noise and other activity that comes with apartment complexes. If the people can afford the rent, then why would they not buy a house and put that money toward something that they can call theirs. There are already plenty of the higher price apartment complexes that are not at 100% occupied.

The area that the proposed apartments are to be on, they belong to the Toole family and that family is not hurting for money. The area is going for 1.6 million for 15.23 or the total 23.52 acres that the Toole family owns. If it is the whole 23.52 acres for the apartment complex and the developer and the land owner are saying about 15 acres, then both the developer and the land owners lying to the people about what is really going on in that area. This could mean more than 75 units for the apartments and would lead to more people and even more traffic that this area is not able to handle at all.

Why is it that people want to pave over all the land? Instead of the apartment complex, how about doing a park in that proposed area of land. The closest park is the Admiral

Farragut Park and Carl Cowan Park, with the traffic it takes most people about 20 minutes to drive to one of these parks. With the proposed area a park that would be closer to many of the residents that would use it. The park could also have a dog park in it and would allow more people to visit a park that was closer to them.

I want to urge you to vote **no** on the apartments planned for Wallace Road, because of the impact it will have on the established single family residents in the area. There are no apartments in the area of Wallace Road, and none are wanted by the current residents of the area. The community is not set up with the road structure, schools and community services to handle apartments at this location. The extra traffic the apartments would bring to the area would make traffic flow much slower than it is now.

Northshore Drive is a narrow two lane heavy traffic state road with a lot of accidents on it. It is impossible during morning and evening traffic to make a left hand turn from Wallace Road on to Northshore Drive at the present time. Wallace Road is a narrow two lane road that connects to Northshore Drive and to Nubbins Ridge Road which connected the neighborhoods together and is often used as a short cut for many to get to Bearden High School and to get to bigger roads to get to the interstate highways. Wallace Road and Nubbins Ridge Road are both very busy narrow roads and often have lines of vehicles backed up to be able to move on to another road. Morrell Road in the Rocky Hill area is a very slow moving road because of the heavy traffic using this road, Nubbins Ridge Road dumps traffic on to Morrell Road which is also often backed up on the two lane part of the road. Due to these roads being two lane the traffic flow is very slow and often has a backup of traffic waiting in line. This is not a desired traffic flow in the community now. Why would we want to have more daily traffic on it than we do at the present time? The road structure now needs to be all four lane to handle the traffic. The people that would be living in those apartments will not be tax paying residences and they will be using the infrastructure for free while the one family dwellings are paying taxes. This would not be fair to the owners of the one family dwellings.

The dwellings in the area are one and two story dwelling in the current neighborhoods. The planned three story apartments will stick up more on the top of the ridge for all to see them. They will be looking in to the windows of the one and two story dwellings, which really is not desired. Who wants someone looking in their bedroom windows and in their back yards all the time? The property for the apartment is the highest part of the area, the planned three story apartments will be even taller on the ridge top for everyone to see. What is the MPC ridge top ruling? Does this not apply here? How about more one family homes in that area other than an apartment complex.

The slope on which the apartments are planned for with the pavement and the roads paved to the apartments will create a danger of flooding to the area. The ground as it soaks up the runoff water and that water is not sent down the drainage ditch to flood

another subdivision. With the pavement of the roads the run off from an inch of rain can produce as much run off as 500,000 gallons of water. Where is the system in place to take care of this run off water? The holding pond will not catch all the water from the driveways and the paved areas which will allow the water on to the other subdivisions. Several of the homes in Richmond Hill have to carry flood insurance now because of their location to the drainage area. With the more water that this area has, the more of a chance that this area will flood.

We urge you to get off your butt and get out of your padded chair, and get out of the office, and come and see the area during a normal morning and evening rush hours and see if this planned apartment complex would be a welcome extra blessing or a nuisance to the whole area. We are not talking about only 75 more cars added to the daily traffic on the two lane roads we are looking at two or three time more traffic because each apartment will have two or more vehicles to be traveling our two lane narrow roads.

Thank you,

Rebecca Wills-Maples

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This message was directed to commission@knoxmpc.org