

1-D-15-LUR\_ccr\_Bullock

Pamela S. Bullock, M.D., FCAP

8428 Vinings Way

Knoxville, TN 37919-8683

psbntn9@yahoo.com

February 7, 2015

Knoxville-Knox County Metropolitan Planning Commission

400 Main St, Suite 403

Knoxville, TN 37902

Re: Proposed apartment development Wallace Road, Knox County

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

This letter is to request your thoughtful consideration of the impact the proposed apartment development on the peak of Nubbin Ridge at Wallace Road. Not only will the development at the selected ridge top location be an eyesore, but this will negatively impact the quality of life of those of us who live in nearby neighborhoods, and all of the west Knoxvillians who daily travel on Northshore and Nubbin Ridge Roads. I strongly encourage you to oppose the proposal.

The wooded ridge top is irreplaceable. The existing property provides protection from the north winds and the western sun for those of us living south and east on Wallace Road. We are tremendously concerned about the inevitable erosion of the slope and resulting storm water drainage. The destruction of the natural landscape and addition of more concrete defeats the purpose of living in Knox county. In addition to our aesthetic concerns, the presence of an apartment complex, no matter how "upscale," will hurt our property values. Additional children must be accommodated by our already crowded elementary schools. For those of us counting on our homes as investments, we will lose money.

Traffic on Northshore is already problematic. Have you attempted a left turn west out of the any of the southern businesses in Rocky Hill lately? I sat through three red lights Friday afternoon! At least Northshore has green-space on either side of the road. The

intersection of Nubbin Ridge and Wallace Roads is dangerous due to the short visibility of that segment of Nubbin Ridge Road and lack of space for any automobile to move off the road to avoid a collision.

I am including the below reference from the MPC website. I respectfully request that you honor these recommendations and allow another use for the property in keeping with current developments along this lovely quintessential west Knoxville residential corridor.

“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 predominant 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 ridgetops 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 landscape.
- Link ridge corridors as part of an open space system, building upon such corridors as the Urban Wilderness Trail.”

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. S. Bullock', written in a cursive style.

Pamela S. Bullock, M.D., FCAP

1-D-15-UR-cor-Dickerson

February 10, 2015

Gregory J. Dickerson

Knox County Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, TN 37902

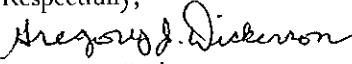


**Knox County MPC:**

I am writing in regard to the proposed apartment buildings on Wallace Road in the Rocky Hill area of Knoxville. I strongly urge the MPC to reject this proposal. I would like to highlight my concerns:

1. **Traffic** – quite simply, Wallace Road is not equipped to handle the additional traffic that would be caused by apartments. I am not privy to the traffic studies, but I live on Tobias Lane (off of Wallace Road) and know how congested Wallace Road and Nubbin Ridge are already. It is also already very difficult to turn onto Northshore Drive from Wallace Road. I would respectfully encourage the members of the MPC to drive down Wallace Road and Nubbin Ridge. These are small “country roads” that are in no way equipped to deal with apartment traffic.
2. **Not in keeping with the neighborhood** – the Rocky Hill area is a wonderful, family-oriented, residential community, sprinkled with a few small local businesses. Apartments are clearly not in keeping with the ambiance of the neighborhood and community.
3. **Property Values** – I am very concerned about the effect that apartments would have on the property values in the area, particularly in the Chestnut Hills, Richmond Hills, and Lyons Crossing subdivisions. A number of houses in these subdivisions will have apartments on the very edge of their property.
4. **Safety** – the neighborhoods with which I am most familiar, Lyons Crossing and Richmond Hills, have many elementary and middle school-aged children. The children are currently able to roam and play in these neighborhoods with a fair degree of freedom. If these apartments are built, many parents will feel less comfortable allowing this degree of freedom. I know this is true of my family.
5. **Schools** – Rocky Hill Elementary School (RHES) is already very full. My son is in a 3<sup>rd</sup> grade classroom in a portable building with no sink or bathroom. Given the well-deserved outstanding reputation of RHES, I believe the apartments will be a magnet for families with school-aged children, resulting in a higher impact on RHES than is currently estimated.

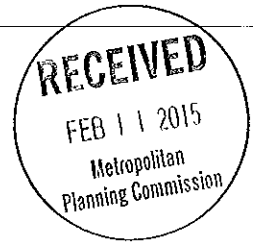
Again, I strongly recommend that this proposal be rejected. I appreciate the MPC's careful consideration of this proposal and its impact. I would be happy to answer any questions that you might have. I can be reached at (865) 414-4629.

Respectfully,  
  
Gregory J. Dickerson  
8643 Tobias Lane  
Knoxville, TN 37922



1-D-15-UR-001-15

Kathy Dickerson  
8643 Tobias Ln.  
Knoxville, TN 37922



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

Reference: File 1-D-15-UR

Location: Southwest Side of Wallace Road, North (1205 and 1217 Wallace Road  
Knoxville, TN 37922)

Jurisdiction: County Commission District 4

February 7, 2014

To Whom It May Concern:

As a resident of this area, I write to object strongly to the proposed Wallace Road Apartment complex. I feel this area should be a low density dwelling area consistent with the surrounding area. The planning history for this area has consistantly been agricultural or low density housing with single family dwelling.

The terrain in this area is steep and small capacity two lane roads were built as a result. The ensuing traffic would make these already crowded rural roads difficult and hazardous to navigate. The traffic collision rate as submitted by TDOT for years 2012-2014 show this area as "1.87 times higher than the state average on similar roads." Increasing traffic to the level of proposal would only serve to increase this statistic. The intersection of Wallace Rd and Northshore already is over traveled and has become increasingly congested with the recent addition of condos on Wallace Rd as well as new neighborhoods on Nubbin Ridge Rd and Wallace Rd. This area already demands restructuring without proposed apartments.

I feel our elementary school is at capacity. I only have elementary school experience in our area, so I cannot reference intermediate and high school. This proposal states that 12 children would be added with this particular complex. I feel this is a gross understatement. Any apartment built with more than 1 bedroom will potentially have 1-2 average children. Rocky Hill Elementary already uses 6 modular classrooms. The classrooms, cafeteria, playground, library and other special areas of the school are operating at a maximum

capacity. It is a highly desired school (arguably the most sought after in Knox County) and would be sought after with any affordable housing, such as proposed apartments. If each apartment averaged 1-2 children of elementary age (in my opinion, a better estimate), the apartments would add at least 100 children. The apartment complex would be particularly appealing to families with all the proposed common area amenities.

Mountain top and vista protection have been a large part of conservation of Appalachian areas. The proposed apartments would block and desecrate the natural beauty of the area and be inconsistent with the current dwellings. I anticipate drainage issues for the downhill neighborhoods surrounding this property following destruction of the natural erosion control on top of the summit. It is safe to assume the area will suffer home value depletion with the desecration of the natural landscape.

I also would like to address the issue of safety. Currently, our children can freely play outside throughout the neighborhoods of Richmond Hills and Lyons Crossing without concern. Our community would be unsafe for children with population increase of this degree with large number of parking spaces backing up to surrounding neighborhoods. Some of these proposed parking lots are very close to back door of existing area houses. Also, there has been an increase of traffic on Saluda Rd. with speeding vehicles trying to cut the corner from Wallace Rd. to Northshore Dr. Pedestrian traffic is already hazardous on this road.

I implore you to consider reducing or even rejecting proposed apartments for dwellings more consistent with the area. If these apartments are built as proposed, it will be detrimental in many ways to our community. We will have to live with these changes on a daily basis and I implore you prioritize preservation of our community and land with lower density dwellings that are consistent with the area, such as single family homes. I understand growth is necessary, but I do feel that growth should strengthen the community not destroy it.

Thank you so much for your time,

*Katherine H. Dickerson*

Katherine Dickerson  
865-414-4627



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

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## [MPC Comment] Use on Review: 1-D-15-UR Wallace Road Apartment Complex

1 message

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**Ann Pendley** <apendley@ritway.net>  
Reply-To: apendley@ritway.net  
To: commission@knoxmpc.org

Tue, Feb 10, 2015 at 1:57 PM

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

As a lifetime resident of Knox County, I ask for your consideration regarding the development of an apartment complex on Wallace Road. I am not opposed to development. I live in a neighborhood between Northshore Drive and Nubbin Ridge Road. In the not-so-distant past, this area was farmland. However, with careful planning and controlled development, the essential beauty of an area can be maintained.

The proposed apartment complex development would have a negative impact on the surrounding community:

- Nubbin Ridge (the actual ridge top) will be destroyed and the building of these apartments is in conflict with ridge top preservation guidelines. If approved, three-story apartment units will dot the horizon.
- The creek adjacent to Wallace Road is prone to flooding. Drainage and flood concerns will be exacerbated by grading the hilltop and the flow of water over pavement vs. a natural environment.
- Rocky Hill Elementary is already overcrowded and cannot accommodate additional students
- Nubbin Ridge Road is narrow, overcrowded, and dangerous, especially when children wait for the school bus. There are students who wait for the bus at the corner of Wallace and Nubbin Ridge. There are no shoulders or areas off the road to wait for the bus.
- Northshore Drive is already over-crowded and there are large developments in process east and west of the Wallace and Northshore intersection
- The apartments will devalue surrounding homes in the area

The reference below is from the MPC's website. Please honor the recommendations you have in place before approving the use on review for this development:

*"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.*

Thank you for your consideration,



Description: Description:  
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Background) NO Tagline  
copy.png

**Ann B Pendley**

Director of Development

[\(865\) 450—2008](tel:(865)450-2008) (w)

[\(865\) 556-3908](tel:(865)556-3908) (c) 1463 E. Weisgarber Rd.

[www.ritway.com](http://www.ritway.com) Knoxville, TN 37909

Marketing Transactions & Fulfillment

[apendley@ritway.com](mailto:apendley@ritway.com) Member of NWBOC

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



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

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**[MPC Comment] Wallace Road Apartments**

1 message

**Greg Dickerson** <gregdickerson@me.com>

Wed, Feb 11, 2015 at 12:18 AM

Reply-To: gregdickerson@me.com

To: commission@knoxmpc.org

Kathy Dickerson  
8643 Tobias Ln.  
Knoxville, TN 37922

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

Reference: File 1-D-15-UR

Location: Southwest Side of Wallace Road, North (1205 and 1217 Wallace Road Knoxville, TN 37922)

Jurisdiction: County Commission District 4

February 7, 2014

To Whom It May Concern:

As a resident of this area, I write to object strongly to the proposed Wallace Road Apartment complex. I feel this area should be a low density dwelling area consistent with the surrounding area. The planning history for this area has consistently been agricultural or low density housing with single family dwelling.

The terrain in this area is steep and small capacity two lane roads were built as a result. The ensuing traffic would make these already crowded rural roads difficult and hazardous to navigate. The traffic collision rate as submitted by TDOT for years 2012-2014 show this area as "1.87 times higher than the state average on similar roads." Increasing traffic to the level of proposal would only serve to increase this statistic. The intersection of Wallace Rd and Northshore already is over traveled and has become increasingly congested with the recent addition of condos on Wallace Rd as well as new neighborhoods on Nubbin Ridge Rd and Wallace Rd. This area already demands restructuring without proposed apartments.

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Mountain top and vista protection have been a large part of conservation of Appalachian areas. The proposed apartments would block and desecrate the natural beauty of the area and be inconsistent with the current dwellings. I anticipate drainage issues for the downhill neighborhoods surrounding this property following destruction of the natural erosion control on top of the summit. It is safe to assume the area will suffer home value depletion with the desecration of the natural landscape.

I also would like to address the issue of safety. Currently, our children can freely play outside throughout the neighborhoods of Richmond Hills and Lyons Crossing without concern. Our community would be unsafe for children with population increase of this degree with large number of parking spaces backing up to surrounding neighborhoods. Some of these proposed parking lots are very close to back door of existing area houses. Also, there has been an increase of traffic on Saluda Rd with speeding vehicles trying to cut the corner from Wallace Rd. to Northshore Dr. Pedestrian traffic is already hazardous on this road.

I implore you to consider reducing or even rejecting proposed apartments for dwellings more consistent with the area. If these apartments are built as proposed, it will be detrimental in many ways to our community. We will have to live with these changes on a daily basis and I implore you prioritize preservation of our community and land with lower density dwellings that are consistent with the area, such as single family homes. I understand growth is necessary, but I do feel that growth should strengthen the community not destroy it.

Thank you so much for your time,

Kathy Dickerson  
[865-414-4627](tel:865-414-4627)

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



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

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**[MPC Comment] Building of the apartments on Wallace Road**

1 message

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**tmjernigan@att.net** <tmjernigan@att.net>

Tue, Feb 10, 2015 at 9:11 PM

Reply-To: tmjernigan@att.net

To: commission@knoxmpc.org

Dear County Commissioner Ownby,

We are Tom and Maria Jernigan, residents of Dunbarton Oaks, a neighborhood on Northshore Drive near Wallace Road. The entrance is directly across from land being considered for an apartment building. Our family has lived in Dunbarton Oaks for 18 years. We have seen the growth of the area as subdivisions have developed on both Northshore Drive and Wallace Roads. As a result, the increase in traffic has been frustrating at times. It is difficult when leaving the neighborhood during rush hour. We have a teenage son of driving age and daughter who will receive her permit within the year. We are greatly concerned for their safety as well as other young, less experienced drivers. The current zone for single family housing should remain as such.

Granted, there is an assisted living facility, Manor House, just across Wallace Road. Those residents and their traffic obviously have minimal impact on the roads.

Equally important to citizen well-being is the issue of emergency response vehicle access, especially in an area of high elderly and infirm population.

Specifically our opposition is based on these points:

- 1) Safety of children is a vital concern as it relates to increased traffic cutting through Lyons Crossing and Richmond Hills via Saluda and Tobias Lanes. The proposed project will add to an already busy roadway, placing children playing outdoors at greater risk.
- 2) The height of the proposed building is out of character with the surrounding area that is primarily single family homes.
- 3) Increased traffic that cannot be supported by either Wallace Road, Northshore Drive or Nubbins Ridge, which are narrow, two lanes roads with little or no shoulder.
- 4) Decreased property value. A person's home is usually the largest asset purchase of a lifetime and a significant source of security.

We have signed a petition requesting that you deny a change in the zoning of the property. The purpose of this letter is to have you consider the impact that a change in zoning will have on families.

In summary, we respectfully submit our request that the current zone for single family housing remain as such.

Sincerely,

Tom and Maria Jernigan

1605 Dunwoody Boulevard (Dunbarton Oaks)

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



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

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**[MPC Comment] 1-D-15-UR**

1 message

**Jennifer Templeton** <jentempleton@gmail.com>

Wed, Feb 11, 2015 at 12:50 PM

Reply-To: JenTempleton@gmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear MPC,

I am writing in regards to Use on Review 1-D-15-UR, a Paul Murphy development on Wallace Road. I own a home in the Galewood Subdivision, which is across Wallace Road from the planned development. As a resident of this neighborhood, I have concerns regarding this development which I feel were NOT addressed in the MPC recommendation that came out 2-6-15 to approve the Use on Review.

Traffic Concerns

Turning on to and off of Wallace Road is difficult during morning and evening rush hours. The addition of 41 trips during morning peak hours and 60 during evening peak hours (per the traffic report) would amplify the difficulty and crash risk during these hours. The traffic report does not specify what time of day the 7 crashes at this intersection occurred from 2011-2013, though I would suspect they occurred during peak hours. Furthermore, the reported crash rate at this intersection is already 1.87 times higher than state averages for similar roads, and 2.11 times higher for injury crashes. I am concerned that increasing traffic will lead to more injury crashes as additional cars are turning on to and off of Wallace Road.

The traffic report suggests that a traffic light be added at the intersection of Northshore and Wallace, which MPC has recommended Mr. Murphy not be responsible for funding. It was not reported how an additional light would affect traffic already on Northshore. From my experience living in this area for the last 6 years, traffic on Northshore gets significantly backed up at Rocky Hill Center, the next closest light, and this congestion will likely worsen with an additional traffic light. Traffic would then cause delays affecting the greater than 50000 trips currently utilizing Northshore every day.

The intersection of Wallace Road and Nubbin Ridge was deemed not to be affected per the traffic report, but I disagree with this assessment. Turning off of Wallace Road moving eastward onto Nubbin Ridge in the morning is difficult, especially as the topography of Nubbin Ridge includes many rolling hills limiting visibility. I'm not sure how a 390 feet sight distance was calculated because there is a hill immediately to the west of Wallace (maybe 50 feet away), which limits visibility when turning from Wallace onto Nubbin Ridge and even more so when turning left from Nubbin Ridge onto Wallace. Past the Nubbin Ridge / Wallace intersection, the following intersection of Nubbin Ridge and Morrell Road (not considered in the traffic report) has significant back up and delay at peak morning hours, which would be further exacerbated by the additional 41 morning trips.

Environmental / Erosion Concerns

There is quite a bit of drainage that collects on the side of Wallace during hard rains, and I am concerned that will worsen with 15 acres of land becoming blacktop. Placing five buildings and paving the area at the top of this property will cause all water to run-off down the steep slopes into Wallace Road because the blacktop is not able to absorb the rain as the current soil and foliage does. My concerns here include water damage to property, safety of the roads when standing water occurs, and environmental damage from the runoff. A similar neighborhood, Whispering Woods, was built off of Nubbin Ridge Road in the past 2-3 years. This neighborhood backs up to many of my Galewood and Southbreeze neighbors' properties, and despite a retaining pond, has caused significant drainage into the back yards of those of us downstream. My neighbor's toolshed was even flooded! I am concerned that the same will happen at the neighborhood entrance on Wallace road.

Thank you for your attention to my concerns.

Dr. Jennifer Templeton  
1220 Southbreeze Circle  
[843.991.5534](tel:843.991.5534)

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



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

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**[MPC Comment] Case number 1-D-15-UR**

1 message

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**Michael Whelan** <mawhelan@live.com>

Wed, Feb 11, 2015 at 5:13 AM

Reply-To: mawhelan@live.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: "wwalker1101@yahoo.com" &lt;wwalker1101@yahoo.com&gt;

We are writing you in opposition to the proposed apartment development on Wallace Road, reference case number 1-D-15-UR. We recognize that denying the project in its entirety is not likely, but we do urge you to reconsider both the number of occupancies approved and the height of the proposed project.

A fairly high density multi-family apartment complex is not within the character of the surrounding housing. We love our single family owner-occupied community, and think that it is the best interest of the health of the community and property values to maintain a primarily single family environment. A multi-family rental development is not necessarily unwelcome, provided it is not too large.

Additionally, added density housing must be supportable by the infrastructure. Northshore drive in our community is a beautiful road, a mix of bucolic and urban. When we first arrived here, we were actually drawn to this spot by the nature of Northshore. But Northshore is getting overwhelmed. And we don't think the answer is throwing up traffic signals or making it into a four lane monstrosity. There is no reason for that. The answer is responsible growth. We are confident that the MPC can manage that. Please reduce the number of units in the proposed development. Northshore, Wallace and definitely Nubbin Ridge can't support it.

More than one roadside memorial line Northshore between Ebenezer and Morrell. The continually increasing traffic from the growth of development will only increase the likely-hood that those crosses will grow in numbers. Again we ask that you reduce the approved density of the Project to a level commensurate with the actual density of the neighborhoods surrounding it.

And finally, we ask that you move to protect the beauty of our neighborhood. The proposed development sits on the high-point of Nubbin Ridge. We ask that you limit the developments height to two stories. The proposed development will already change the skyline of the beautiful ridge, and, if it was your neighborhood, you would be saddened by that. We can't stop it, but we ask that you take reasonable steps to limit the impacts. We don't have three story houses in our neighborhood. Please don't give us three story apartments.

Thank you for your consideration in this matter. We believe that the developer can still be successful without damaging the character of the neighborhood in which we all already live.

Michael and Barbara Whelan

1208 Harrington Drive

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