

February 6, 2015

To: Members of the Metropolitan Planning Commission
Commission@knoxmpc.org

Re: Sterling Development Apartments Phase 2

From: Hoyle Graham McNeil, Jr.
Member Board of Directors
The Villas at Wellsley Park

Sterling Development has obtained approval from the MPC staff for additional apartment buildings in west Knoxville on Gleason Drive at Wellsley Park Drive. The greatest impact of this development will be felt by the residents of the Villas at Wellsley Park, which is an upscale gated community. The future apartments will be built directly across the street from the Villas.

Although our concerns are many – property values, insufficient roads, traffic, noise, security, esthetic appeal, etc. – we realize that the property will be developed and we would appreciate some input into the process.

There are four areas that we feel can protect our community and integrate with the Sterling plan to build apartments:

1. Relocate the apartment entrance. There already exists an entrance for the Grove Apartments adjacent to the proposed Sterling entrance. If these could be combined for both complexes it would allow for the median to remain intact. It would be in a part of the road that is established for a turning lane that would facilitate traffic management. It would prevent demolition of established trees and plants. It would place the entrance in a safer part of the road. It would help maintain the park like area.
2. Install an attractive landscaped shield around the property. This would be advantageous to all the residents in the area to have a well-planned planted area that blends the buildings with the surrounding properties. We at the Villas do not want to be viewing apartment buildings from our entrance every time we come and go. It would detract from the environment and spoil the area's beauty.
3. Relocate the emergency access driveway. The staff approval has misidentified the location of this driveway. It is not opposite Sir Arthur Way, but directly across from Wellsley Manor Way. We feel strongly that this location would infringe on our view and become a traffic hazard if used. The emergency exit can be relocated to the place the

original entrance is planned without cutting the median or some other place on the property that we do not have to see.

4. Be a good neighbor while building. When building the phase 1 apartments Sterling did not prevent road parking, road blockage, dirty roads, equipment blocking road, noise, etc. The process was difficult for all the residential properties including the Homewood Assisted Living center located on the property. The resulting product of phase one was a monstrosity. There is a huge wall resembling a fort. There is erosion, dirty walls, dead plants, and overall detraction from the area. This can't happen again with phase 2. The established residents feel that Sterling must communicate and cooperate with the existing homes prior to beginning construction. The community must have preconstruction input.

Thank you for your consideration in these matters. We feel strongly that our requests are reasonable and rational. We would prefer to have open space, but know this is not realistic. We hope you assist us in maintaining the quality of life we have come to enjoy in Wellsley Park and help us maintain the beauty of the area.

If we can provide further information please let us know. We really hope to influence the appearance of this project before any further preparation is started.

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