

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



1-10-15-10R... multi-2

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

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,



Pamela S. Bullock, M.D., FCAP



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

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**[MPC Comment]**

1 message

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**Kerry Flett** <krflett@gmail.com>

Wed, Jan 28, 2015 at 5:08 PM

Reply-To: Krflett@gmail.com

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

Hello Knox County Metropolitan Planning Council,

I am writing to let you know that I am opposed to the proposed Paul Murphy development on the 15 acre piece of land behind off Wallace road. My sister recently purchased a home in Chestnut Hill, and plans on staying there for a very long time and growing our family there. We would be extremely disappointed if this apartment complex was actually built, as traffic on Wallace would be negatively affected, property value would plummet, there would be severe drainage issues. Please do not approve this development.

Thank you,

Kerry Flett

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

1-D-15-UR-cor-Hembree



To My Representatives,

Regarding the proposed Apartment Complex on Wallace Road: # 1-D-15-UR

**I live directly across the street from this property under review on Wallace Road. My concerns are water displacement and loss of privacy.**

In the 12 years I have lived here, I have never seen any discernible water come off the hilly property across the street. After the meadow and hill are dug up and graded, the trees cut down, the privet and blackberry bushes leveled, to put in a long driveway, huge parking areas, multiple large roof tops, walkways and more...where is all this water going to go? Over and across Wallace Road is my guess. It does that already. The creek that drains all of Wallace Road valley will need to be improved to handle the run-off from this property all the way to Northshore Drive so it will not flood us or the other homes downstream.

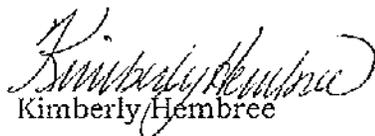
My solution is to put in another beautiful subdivision just like the ones we have now up and down Wallace Road. Homeowners plant trees, bushes, gardens, flowers and grass. Another subdivision built on this property will be "in character" with all the other single family residential homes on and off Wallace Road.

Also, all the homes in this Wallace Road community are built with regards to privacy. We can't look into our neighbor's bedrooms or kitchens. Three story apartment buildings built on a very large hill will tower nearly a 1,000 feet over the homes around it. This will leave us feeling watched and exposed in our own backyards by all the people who will be looking down on us and into our windows. Add to that the additional light pollution at night, more traffic, and the noise of people coming and going all night. Remember, we are all families on Wallace Road and our nights are peaceful.

**So Please, no apartment buildings.**

**Keep the growth on Wallace Road to single family residences like the rest of the neighborhood we love so much.**

Sincerely,

  
Kimberly Hembree

Homeowner at 1224 Wallace Road, Knoxville, TN 37919 (865) 560-9244

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.

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 &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Andrew Maziasz MPC File 1-D-15-UR**

1 message

**Andrew Maziasz** <andrewmaziasz@knoxauto.com>

Tue, Dec 30, 2014 at 2:58 PM

Reply-To: andrewmaziasz@knoxauto.com

To: commission@knoxmpc.org

Cc: bob.thomas@knoxcounty.org, ed.brantley@knoxcounty.org, jeff.ownby@knoxcounty.org

This email is concerning the rezoning issue on wallace road. MPC File 1-D-15-UR on rezoning 1205 and 1217 Wallace. I do not believe this is a good idea to bring unwanted traffic and congestion to this area. The road has too much traffic as is off of northshore and nubbins ridge. Please be aware that is is a concern of public nature. Development of this land will bridge unsafe traffic to the area and will not be a good residential/political move for any parties involved.

I live at 1221 Southbreeze Circle in the galewood subdivison. We value growth of Knoxville and the surrounding community, but this does not seem like the proper area for that growth. The other issue will be the drainage of the development. This area has bad drainage and should be considered as not a safe utilization of the land.

Thank You

Andrew Maziasz

 Description:  
KnoxAutoPartsemaillogo  
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Andrew Maziasz

865 934 4465

1-888-242-8733 x 111

fax 865 934 4461

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



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

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## [MPC Comment] 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 (w)

(865) 556-3908 (c) 1463 E. Weisgarber Rd.

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)