



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

[MPC Comment] Rezoning of Bruhin Road-Thursday's meeting

1 message

Quint Bourgeois <quintbour@gmail.com>

Tue, Jan 6, 2015 at 3:58 PM

Reply-To: quintbour@gmail.com

To: Art Clancy <commission@knoxmpc.org>, Bart Carey <bartcarey@comcast.net>, Elizabeth Eason <eason.mpc@gmail.com>, Herb Anders <herb@claibornehauling.com>, Janice Tocher <jtocher.mpc@gmail.com>, Mac Goodwin <mgoodwin.mpc@gmail.com>

Commissioners,

Please find attached a previous layout on a development for this property. We had state permits for this and were on the cusp of developing. As you can see I had already spent just over \$50,000 on this project. I will have handouts at Thursday's meeting, but I wanted you to have a copy beforehand as well.

Thank you for your time on this matter. I hope it can be mutually resolved. I will tell you my argument to rezone is based on the fact that I bought this property almost 12 years ago, based on the zoning at that time. My sole decision to buy at that time was based on the fact that the zoning at that time made it worth investing in. I never requested a different zoning, and had no idea that it was being rezoned without my knowledge. To be quite honest, I didn't even know that it was possible to be rezoned without my requesting it. Consequently it effects the value of the property (which penalizes me), but furthermore it changes the whole layout that I have done, and spent so much money on, right up to the point of being ready to develop. The difference between losing these things simply from knowing about and being at a meeting, where 100% of the people there were able to opt out if they so chose, hardly seems fair.

I will see you Thursday, and again I appreciate your time on this matter, and also the other time you spend serving our community.

Sincerely,

Quint Bourgeois

(865) 693-3232

(865) 691-3199

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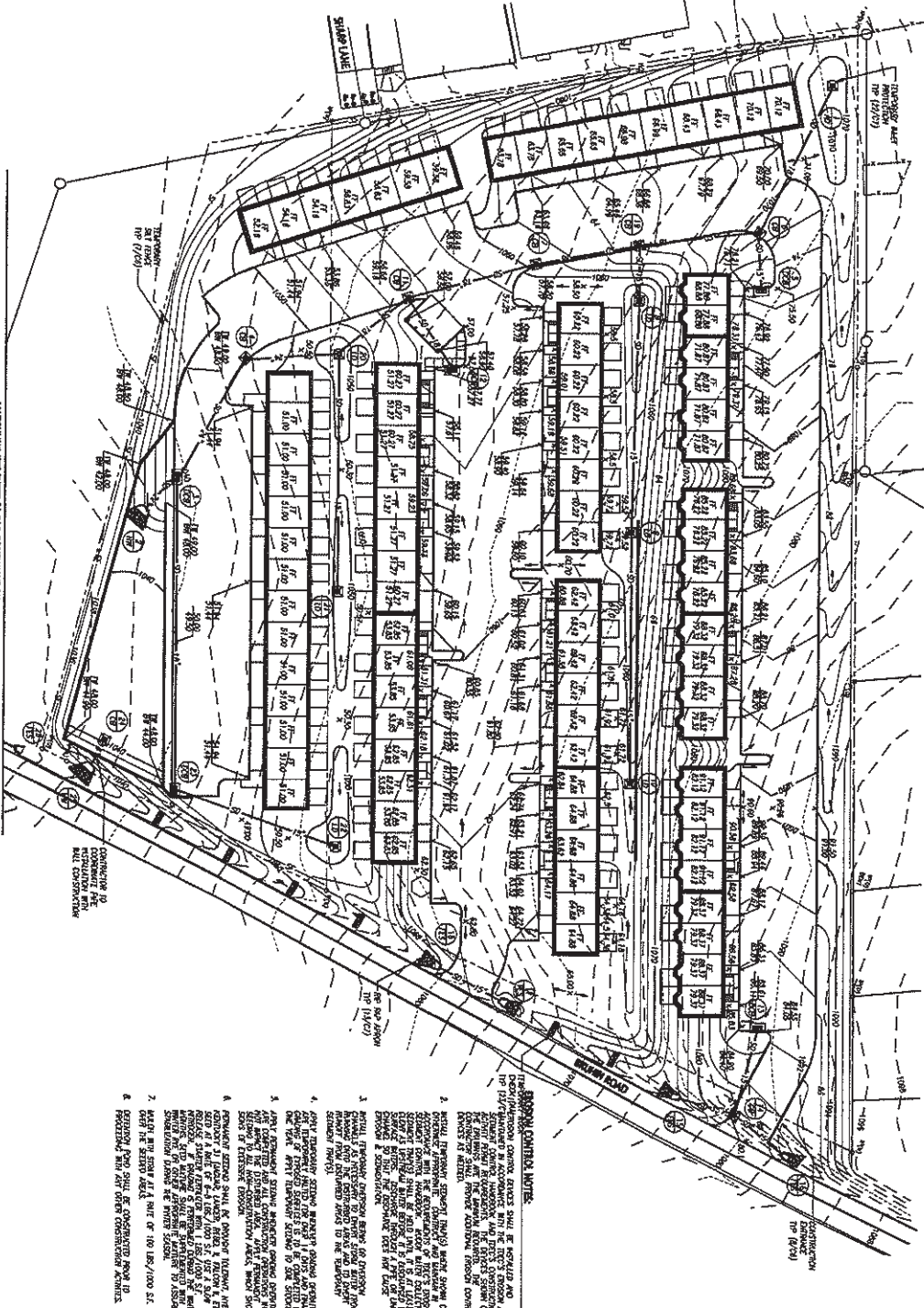
This message was directed to commission@knoxmpc.org**BruhinZoningMeeting.pdf**
1081K

Itemized Categories Report

1/1/00 Through 1/6/15

Cat/Sub	Date	Acct	Num	Description	Memo	Clr	Amount
EXPENSES							
Bruhin							
	5/23/05	Commercial-Q....	327	Shane Wilcox	Planning	R	-3,500.00
	6/15/05	Commercial-Q....	388	Fulghum MacIndoe & Associates	Planning	R	-3,875.00
	7/27/05	Commercial-Q....	463	Fulghum MacIndoe & Associates	Planning	R	-4,000.00
	7/27/05	Commercial-Q....	464	Fulghum MacIndoe & Associates	Planning	R	-6,975.00
	8/2/05	Commercial-Q....	484	State Of Tennessee	Planning	R	-250.00
	9/19/05	Commercial-Q....	591	City Of Knoxville	Planning	R	-485.00
	9/22/05	Commercial-Q....	597	Shane Wilcox	Planning	R	-4,000.00
	10/6/05	Commercial-Q....	Blank	KUB	Planning	R	-100.00
	10/26/05	Commercial-Q....	647	Fulghum MacIndoe & Associates	Planning	R	-3,126.22
	12/31/05	Commercial-Q....	781	Shan Wilcox	Planning	R	-8,285.25
	12/31/05	Commercial-Q....	783	Fulghum MacIndoe & Associates	Planning	R	-4,062.63
	10/18/06	Commercial-Q....	1387	Sequoyah Limited LLC	Planning	R	-8,291.45
	5/24/04	Commercial-Su...	1120	Shan Wilcox	Planning		-2,000.00
	3/3/06	HOME FEDER...	134	Fulghum MacIndoe & Associates	Planning		-4,971.10
TOTAL Bruhin							-53,921.65
TOTAL EXPENSES							-53,921.65
TOTAL INCOME - EXPENSES							-53,921.65

WATERING ONE SHEET FOR CONTINUATION



- STANDARD NOTES:**
1. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.
 2. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.
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 4. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.
 5. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.

DETERMINED POINT DATA TABLE				
STATION	AREA	DATE	BY	REMARKS
100	1.27	07/11	MEP	
100	1.27	07/11	MEP	
100	1.27	07/11	MEP	
100	1.27	07/11	MEP	
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100	1.27	07/11	MEP	
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- GRADING AND DRAINAGE NOTES:**
1. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.
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 5. EXISTING DRIVEWAY AND DRIVEWAY IMPROVEMENTS TO BE LEFT AS SHOWN UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	5/16/05
2	REVISION FOR ADDITIONAL UNITS	01/20/06
3	REVISION FOR EDC COMMENTS	11/2/05

QUINT BOURGEOIS
 6812 TEDDOR ROAD
 KNOXVILLE, TN 37922
 CONTACT: MR. QUINT BOURGEOIS
 TELEPHONE NO.: (605)690-6250

BRUHIN VILLAS APARTMENTS
 BRUHIN ROAD
 KNOXVILLE, TENNESSEE 37912

GRADING AND DRAINAGE PLAN

EM
 ENGINEERING & ARCHITECTURE
 1000 N. UNIVERSITY AVENUE
 SUITE 1000
 KNOXVILLE, TN 37916
 (605) 525-1100

MEMPHIS
 CITY OF MEMPHIS
 PLANNING DEPARTMENT

LEGEND:

- 1000 PROPOSED DRIVEWAY
- 1001 EXISTING DRIVEWAY
- 1002 PROPOSED DRIVEWAY
- 1003 PROPOSED DRIVEWAY
- 1004 PROPOSED DRIVEWAY
- 1005 PROPOSED DRIVEWAY
- 1006 PROPOSED DRIVEWAY
- 1007 PROPOSED DRIVEWAY
- 1008 PROPOSED DRIVEWAY
- 1009 PROPOSED DRIVEWAY
- 1010 PROPOSED DRIVEWAY
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- 1013 PROPOSED DRIVEWAY
- 1014 PROPOSED DRIVEWAY
- 1015 PROPOSED DRIVEWAY
- 1016 PROPOSED DRIVEWAY
- 1017 PROPOSED DRIVEWAY
- 1018 PROPOSED DRIVEWAY
- 1019 PROPOSED DRIVEWAY
- 1020 PROPOSED DRIVEWAY

SCALE: 1" = 30'

DATE: 5/16/05

PROJECT: BRUHIN VILLAS APARTMENTS

SCALE: 1" = 30'

FM ENGINEERING & ARCHITECTURE
 1117 HUNTERS LANE
 SUITE 100
 HOUSTON, TEXAS 77055
 PHONE: 713/865-1111
 FAX: 713/865-1112

DESIGNED BY: **SMITH**
 CHECKED BY: **WJ**

APPROVED BY: **[Signature]**

DATE: **10/29/76**

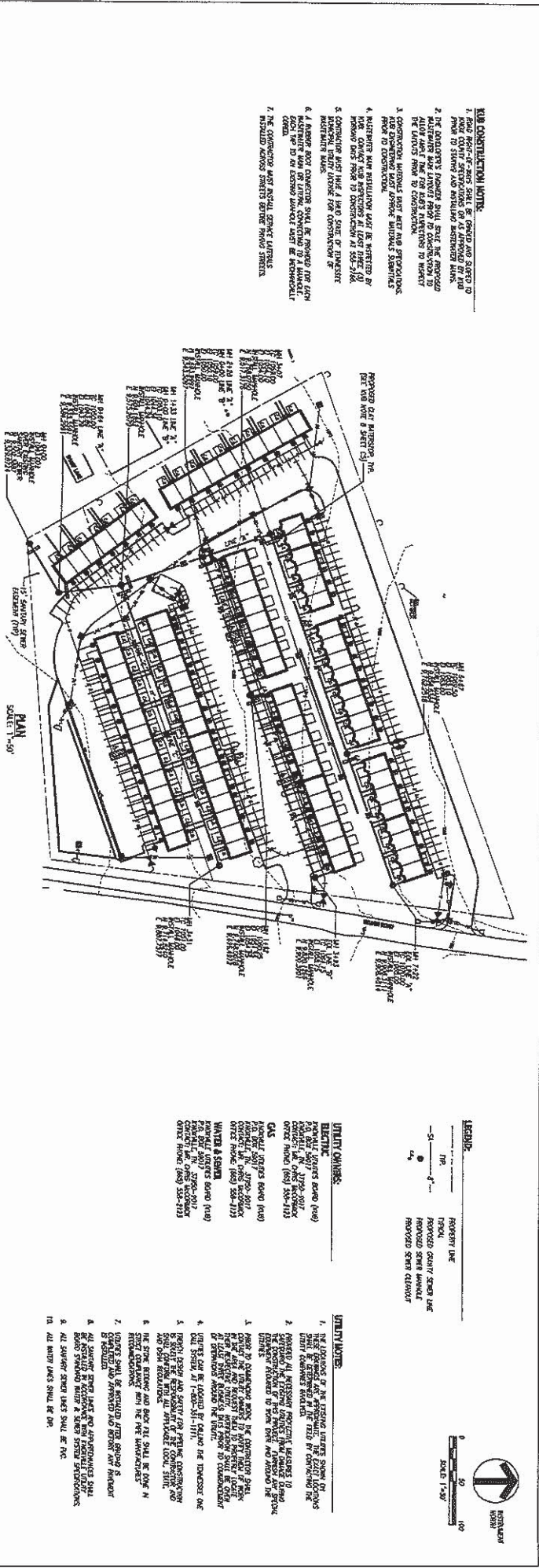
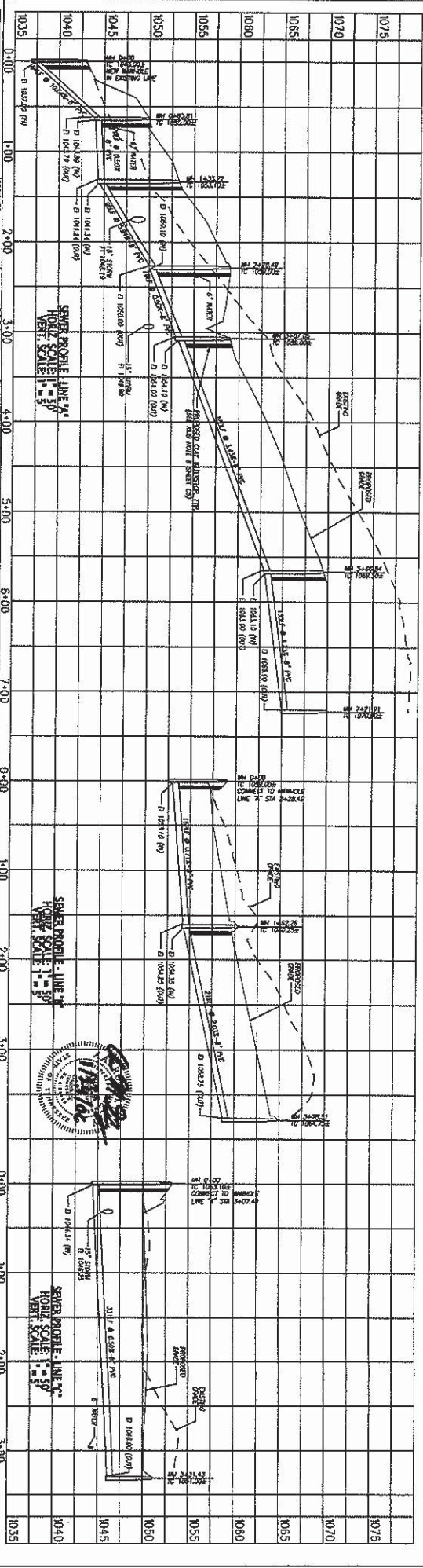
SCALE: **1" = 10'**
 HORIZONTAL: **1" = 10'**
 VERTICAL: **1" = 10'**

KUB
 ENGINEERING DIVISION

KNOXVILLE UTILITIES BOARD
 BRUSH VILAS APARTMENTS
 SANITARY SEWER LINE

SHEET **2** OF **2**
C5

FM PROJECT NO.



- JOB CONSTRUCTION NOTES:**
1. ROAD WIDTH OF 20' SHALL BE MAINTAINED AND SHOWN TO ROAD CENTER LINE ON ALL APPROVED BY THE CITY OF HOUSTON AND SHOWN TO PROPERTY OWNER.
 2. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 3. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 4. ALL EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 5. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 6. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 7. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.

- UTILITY OWNERS:**
- ELECTRIC:** Houston Electric (HED) 2800 West Loop West, Houston, TX 77027. OFFICE PHONE: (713) 555-1112.
- GAS:** Houston Gas (HUG) 2800 West Loop West, Houston, TX 77027. OFFICE PHONE: (713) 555-1112.
- WATER & SEWER:** Knoxville Utilities Board (KUB) 1117 Hunters Lane, Suite 100, Houston, TX 77055. OFFICE PHONE: (713) 555-1111.

- NOTES:**
1. THE LOCATION OF THE EXISTING UTILITY LINES SHALL BE SHOWN TO THE CITY OF HOUSTON AND SHOWN TO PROPERTY OWNER.
 2. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 3. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 4. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 5. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 6. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 7. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 8. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 9. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.
 10. THE EXISTING 12" DRAINAGE PIPES SHALL BE MAINTAINED AND SHOWN TO PROPERTY OWNER.




QB INVESTMENTS
8812 TEDFORD
KNOXVILLE, TN 37922

388

Date 6/15/05

87-298/642
9

Pay to the Order of Fulghum MacInche & Associates \$ 3875.⁰⁰
Three thousand eight hundred seventy-five ⁰⁰/₁₀₀ Dollars  Security features on inside. Details on back.



Knoxville, Tennessee

For Bruhin

⑆064202983⑆1506 789 5⑈ 0388

QB INVESTMENTS
8812 TEDFORD
KNOXVILLE, TN 37922

Date 1/21/05

87-298/642
9

463

Pay to the Fulghum MacIndoe \$ 4,000.00
Order of Four thousand 00/100 Dollars



Knoxville, Tennessee

For Bruhn

⑆061202983⑆1506 789 5⑈ 0463

GUARDIAN® SAFETY GREEN INK

©2004 America

QB INVESTMENTS
8812 TEDFORD
KNOXVILLE, TN 37922

Date 1/27/05

87-238/642
9

464

Pay to the Order of Fulghum MacIndoe \$ 6975.00
Five thousand nine hundred seventy-five and 00/100 Dollars



Knoxville, Tennessee

For

106420298311508 789 511 0464

[Handwritten Signature]

MP

Circle 4 on front

QUANTITY SAFETY GREEN WGN

QB INVESTMENTS
8812 TEDFORD
KNOXVILLE, TN 37922

647

Date 10/26/05

87-298/642
9

Pay to the Order of Fulghum MoeIndoe & Assoc. \$ 3126.²²

Three thousand one hundred twenty-six ²²/₁₀₀ Dollars



Knoxville, Tennessee

Bruhms Rd.

For Inv. # 3

⑆064202983⑆1506-288-508 0562

©Clarke American

GUARDIANO SAFETY GREEN WGN

288.00
Inv. 3
10.3.05

QB INVESTMENTS
8812 TEDFORD
KNOXVILLE, TN 37922

783

Date 12/31/05

87-258/642
5

Pay to the Order of Fulgum, MacIntoe & Assoc. Inc — \$4062.⁶³
Four thousand sixty-two ⁶³/₁₀₀ Dollars



Knoxville, Tennessee

Bruhin Rd.

For Inv. #445 / Sunt
Poufactors

[Signature]

⑆064202983⑆

83

© Clarke American

GUARDIANO SAFETY GREEN WGN

288.001

Inv. 4

10.03.05

Inv. 5

1.04.06

QUINT BOURGEOIS
8806 KELSEY LN.
KNOXVILLE, TN 37922

0134

87-7139/2642

DATE 3/3/06

PAY
TO THE
ORDER OF

Fulghum MacIndoe & Associates, Inc.

\$ 4971.¹⁰

Four thousand nine hundred seventy-one ¹⁰/₁₀₀

DOLLARS



Concord Office
HOME FEDERAL BANK
Knoxville, Tennessee 37922

Home Equity Line Of Credit
Not Valid For Less Than \$500.00

FOR INV #6

S&S

⑈00013⑈

⑈0923⑈

34





Shan Wilcox

ARCHITECTURE & PLANNING

702 Forest Hills Boulevard, Knoxville, Tennessee 37919 865 584-4774
shan-wilcox@comcast.net

December 27, 2005

Mr. Quint Bourgeoise
8812 Tedford Road
Knoxville, TN 37922

*pd 1/6
ck#
181*

STATEMENT FOR PROFESSIONAL SERVICES Bruhin Villas, Bruhin Road, Knoxville, TN

Architectural

Completed & Sent to Sequoyah for pricing Building B (14 units) and Building G (8 units) 20 units @ \$200 x 90% of fee =	\$3600.
Partially Completed Units awaiting Site Plan from Civil Engineer 47 units @ \$200 x 66% of fee =	6204.
Electrical Engineer (Harvey Hampton)	2875.
Mechanical Engineer (Max Cook)	4375.
Structural Engineer for retaining walls (Don Adsit)	<u>731.25</u>
Total	\$17,785.25
Less Amounts Paid	<u>9,500.00</u>
Amount Currently Due	\$8,285.25

Thank you,

Shan Wilcox
Shan Wilcox, Architect



SEQUOYAH
LIMITED LLC

215 CENTER PARK DRIVE

SUITE 280

KNOXVILLE, TN 37922

www.sequoyahltd.com

September 12, 2006

*PD. 10/18
CK# 1387*

To: Mr. Quint Bourgeois
Realty Executives
8812 Tedford Road
Knoxville, TN 37922

INVOICE

Description: 05-018 Bruin Apartments Pre-contract Costs-Billing #1

1. Miscellaneous Jobsite Overhead	\$ 960.21
2. Layout	6,400.00
3. Architectural & Engineering	4,931.24

Total \$12,291.45

Subtotal: \$12,291.45

OH (0%): \$ 0.00

Subtotal \$12,291.45

Profit (0%): \$ 0.00

Total Invoice: \$12,291.45

*-4,000.00 already paid
8291.45*

Please remit payment to Sequoyah Limited, LLC within 10 days from the date of invoice. We appreciate the opportunity to work with you.

865.966.3718 fax: 865.966.3728 email: info@sequoyahltd.com



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

[MPC Comment] Rezoning request for tomorrow

1 message

ahlstedt@usit.net <ahlstedt@usit.net>

Wed, Jan 7, 2015 at 9:53 AM

Reply-To: ahlstedt@usit.net

To: commission@knoxmpc.org

Hello, my name is Lisa Ahlstedt and I live on Sharp Lane, which dead-ends at the property on Bruhin Road that is going to be discussed for rezoning tomorrow. I understand that last year this property was rezoned to R-1A for lower density. The owner of the property, Quint Bourgeois, wants it rezoned to allow for him to build apartments on the land. We would like to voice our opposition to this proposed use of the property. There is already an apartment complex at the end of the street, and I can tell you that we are greatly inconvenienced by the traffic, noise and litter that surrounds those apartments, and indeed plagues the entire street. Most of our neighbors who own houses are retired or working couples with no children at home. We would like to keep this neighborhood as peaceful as possible. If the site at the end of the street were to be developed, I am sure that there would be a through street constructed which would connect Sharp Lane to Bruhin Road, and thereby increase traffic and litter even more.

There are already plenty of apartments in the area. We have the aforementioned apartments at the end of the street, as well as an apartment building diagonally across from my house on Coster Road.

Please keep the zoning at R-1A to keep our neighborhood from becoming more congested. We would welcome more single-family houses on the land, where the occupants would have some pride and responsibility in their properties.

Thank you!

Lisa Ahlstedt

400 Sharp Lane

[865-705-6409](tel:865-705-6409)

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This message was directed to commission@knoxmpc.org

1-A-15-RZ case (name)

Jan. 7, 2015

My name is Anita Case. I live at 1107 Henrietta Drive, Knoxville TN 37912, in the Inskip community. I am writing this letter in opposition to changing the zoning for a property on Bruhin Road in Knoxville located across the street from the Inskip Pool and Park. The file number for this property is 1-A-15-R2. It is my understanding that the property owner is requesting that the zoning for this property be changed from the current zoning of R1a back to the previous zoning of R2.

The Inskip Community is already too densely populated. Developing this property to allow the number of apartments that R2 zoning would allow would increase the traffic on Bruhin Road far too much. Children walking up this road from the North Ridge Crossing Community would be in even more danger from the increased traffic than they already are. There are no sidewalks and no shoulders on the sides of this road to walk on. The ideal development for this property would be single family homes. Thank you for allowing me to comment on this issue.

HA 15-UR-012 Schmid



DAVID SCHMID
6812 CRYSTAL VIEW WAY
KNOXVILLE, TN 37919

December 16, 2014

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

Re: Joe and Alison Petre Request for Use on Review for new garage building
6818 Crystal View Way, Knoxville, TN 37919

To Whom It May Concern:

As head of Architectural Review for Crystal Springs Subdivision (Beech Grove Springs) and as the Petre's next door neighbor and the neighbor most affected by any new construction, I have reviewed their plans for the new garage. Other neighbors have done similar projects, and the Petre's plans are in keeping with the architectural intent of the neighborhood. The 10/12 pitch is consistent with the Petre's current construction and that of the neighborhood. Because of a covered porch, the total size as calculated by the Building Code is still within the acceptable range of the Code with a Use on Review. I approve of their project with regard to the height and size of the new construction.

Sincerely,

David Schmid