

7-G-15-RZ_7-C-15-PA_7-D-15-SP cor Westland Dr residents



TO: Knoxville Knox County Metropolitan Planning Commission
City of Knoxville, Tennessee

We are residents of Knox County, Tennessee. We oppose First Baptist Church of Concord's request to change the Knox County Southwest Sector Plan and City of Knoxville one-year plan designation for the 26 acre Shoreline Church property at the Westland Drive-Pellissippi Parkway interchange from Public Institution to General Commercial (File Nos. 7-C-15-PA and 7-D-15-SP) and to rezone the property to Shopping Center SC-1 (File No. 7-G-15-RZ). The Southwest Sector and one-year land use plans have always provided for residential development at the Westland Drive interchange and for general commercial development at the Kingston Pike and Northshore Drive interchanges. There have been no changes in Westland Drive development to justify plan changes. The roads in the area are designed for residential development and are inadequate for shopping center development.

Print Name: Elizabeth Barnes Griffin Libby Address/Zip: 922 Fox Road 37922
Signature: Elizabeth B. Griffin

Print Name: SANDRA MCGILVRA Y Address/Zip: 1512 MOORGATE, 37922
Signature: Sandra McGilvray

Print Name: Ray Moore Address/Zip: 400 Brochardt Blvd 37934
Signature: Ray T. Moore

Print Name: JAN MASHKARINEL Address/Zip: 10428 HARRISON SPRINGS 37932
Signature: Jan Mashkari

Print Name: Penelope Tschantz Address/Zip: 1508 Meeting House Rd, 37931
Signature: Penelope Tschantz

Print Name: Kathleen Beck Address/Zip: 12308 W. Kings Gate Rd 37934
Signature: Kathleen Beck

Print Name: Charlotte Crawford Address/Zip: 819 Prince George Parish Dr 37934
Signature: Charlotte Crawford

Print Name: KAREN MOORE Address/Zip: 400 Brochardt Blvd., 37934
Signature: Karen G. Moore

TO: Knoxville Knox County Metropolitan Planning Commission
City of Knoxville, Tennessee

We are residents of Knox County, Tennessee. We oppose First Baptist Church of Concord's request to change the Knox County Southwest Sector Plan and City of Knoxville one-year plan designation for the 26 acre Shoreline Church property at the Westland Drive-Pellissippi Parkway interchange from Public Institution to General Commercial (File Nos. 7-C-15-PA and 7-D-15-SP) and to rezone the property to Shopping Center SC-1 (File No. 7-G-15-RZ). The Southwest Sector and one-year land use plans have always provided for residential development at the Westland Drive interchange and for general commercial development at the Kingston Pike and Northshore Drive interchanges. There have been no changes in Westland Drive development to justify plan changes. The roads in the area are designed for residential development and are inadequate for shopping center development.

Print Name: BRENDA SEIP Address/Zip: 437 S. GALLAHER VIEW RD
Signature: Brenda E Seip UNIT ONE
KNOXVILLE, TN 37919

Print Name: JUDY CHIANG Address/Zip: 12304 Butternut Cir
Signature: Judy Chiang Knox TN 37934

Print Name: Mary Ann Taylor Address/Zip: 9941 Bellflower Way
Signature: Mary Ann Taylor Knox. TN 37932

Print Name: CAROL J. LARSON Address/Zip: 412 Winthorpe Way 37923
Signature: Carol J. Larson

Print Name: Daryl Armentrout Address/Zip: 204 El Monte Cir 37922
Signature: Daryl Armentrout

Print Name: KAREN KUHN Address/Zip: 337 GWINNURST 37934
Signature: Karen Kuhn

Print Name: Jan Acuff Address/Zip: 11624 Shirecliffe Lane
Signature: Jan Acuff

Print Name: ANNA FAYE JOYCE Address/Zip: 1525 Arrowwood Rd
Signature: Anna Faye Joyce 37919

TO: Knoxville Knox County Metropolitan Planning Commission
City of Knoxville, Tennessee

We are residents of Knox County, Tennessee. We oppose First Baptist Church of Concord's request to change the Knox County Southwest Sector Plan and City of Knoxville one-year plan designation for the 26 acre Shoreline Church property at the Westland Drive-Pellissippi Parkway interchange from Public Institution to General Commercial (File Nos. 7-C-15-PA and 7-D-15-SP) and to rezone the property to Shopping Center SC-1 (File No. 7-G-15-RZ). The Southwest Sector and one-year land use plans have always provided for residential development at the Westland Drive interchange and for general commercial development at the Kingston Pike and Northshore Drive interchanges. There have been no changes in Westland Drive development to justify plan changes. The roads in the area are designed for residential development and are inadequate for shopping center development.

Print Name: Beverly Christian Address/Zip: 11613 Bermuda Dr. Knoxville
Signature: Beverly Christian 37934

Print Name: Carol Norris Address/Zip: 1913 Dogwood Lane
Signature: Carol Norris Knoxville, TN 37919

Print Name: Kimberly Bradbury Address/Zip: 12240 Oakmont Cir
Signature: Kimberly Bradbury Knoxville 37934

Print Name: MARCA KAMP Address/Zip: 923 Shade Tree Ln. 37922
Signature: MARCA KAMP

Print Name: Marion Hammett Address/Zip: 9527 Clingman's Dome Dr.
Signature: Marion Hammett 37922

Print Name: Betty Fulton Address/Zip: 11600 S Northshore
Signature: Betty J Fulton

Print Name: Bonnie Mysinger Address/Zip: 200 Battle Front Trail 37934
Signature: Bonnie Mysinger

Print Name: Mary Ann Howell Address/Zip: 10739 Modesto Ln 37934
Signature: Mary Ann Howell

TO: Knoxville Knox County Metropolitan Planning Commission
City of Knoxville, Tennessee

We are residents of Knox County, Tennessee. We oppose First Baptist Church of Concord's request to change the Knox County Southwest Sector Plan and City of Knoxville one-year plan designation for the 26 acre Shoreline Church property at the Westland Drive-Pellissippi Parkway interchange from Public Institution to General Commercial (File Nos. 7-C-15-PA and 7-D-15-SP) and to rezone the property to Shopping Center SC-1 (File No. 7-G-15-RZ). The Southwest Sector and one-year land use plans have always provided for residential development at the Westland Drive interchange and for general commercial development at the Kingston Pike and Northshore Drive interchanges. There have been no changes in Westland Drive development to justify plan changes. The roads in the area are designed for residential development and are inadequate for shopping center development.

Print Name: Jean Mitchell Address/Zip: 901 Venice Rd

Signature: Jean W. Mitchell 37923

Print Name: Flo D. Barnes Address/Zip: 222 Stratford Rd.

Signature: Flo D. Barnes 37920

Print Name: WAYNE CUTLER Address/Zip: 1216 HARRISON GLEN LANE

Signature: Wayne Cutler 37922

Print Name: Leta Cutler Address/Zip: 1216 Harrison Glen Ln

Signature: Leta Cutler 37922

Print Name: Scott Ludwig Address/Zip: 2208 Greenwich Ln 37932

Signature: Scott Ludwig

Print Name: Rebecca Bryant Address/Zip: 1113 Edenbridge Way 37923

Signature: Rebecca Bryant

Print Name: _____ Address/Zip: _____

Signature: _____

Print Name: _____ Address/Zip: _____

Signature: _____



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

[MPC Comment] Amendment and rezoning of First Baptist property on Westland and Pellissippi

1 message

Scott Atchley <e.scott.atchley@gmail.com>

Thu, Jul 2, 2015 at 12:30 PM

Reply-To: e.scott.atchley@gmail.com

To: commission@knoxmpc.org

Dear MPC commissioners,

My family bought our house in Lakewood subdivision off Westland Drive fifteen years ago. We chose this area due to the residential nature of Westland, which we believed would be ideal to raise a family. When our first child was an toddler, we enrolled her in West Emory Church's daycare. We chose West Emory because it is a small, church-run daycare, convenient to our house, with a very friendly and supportive staff, and the quiet and peaceful setting. We were still members of the church where we were married in south Knoxville. We started attending West Emory Church and moved our affiliation soon thereafter. Both of our children, the youngest of whom still attends the daycare, have benefitted tremendously from this small, friendly congregation. We have become integral members of the church family and I have served on the church's session (i.e. board).

Currently, there is a large buffer of trees between West Emory and the Shoreline churches. In addition to the West Emory daycare, the church has a very old graveyard with graves going back to the early 1800s. Both the graveyard and the playgrounds are along this tree line. The trees provide much needed shade for the children when they play outside and provide a peaceful backdrop to the playgrounds and families when they visit their interred family members.

I am very concerned about the possibility of commercial development anywhere on Westland and particularly on this site. Even if Shoreline Church remains and commercial development occurs in the back portion of the property initially, once rezoned a future owner could raze everything and build any commercial design he/she wanted. This would allow large buildings with noise and lighting that are incompatible with the needs of the church, daycare, and graveyard.

I also have concerns that amending the county plan to allow commercial development on Westland will open the door to future commercial development all along Westland. The planning boards and local government make promises that are forgotten over time when commissioners rotate off and are replaced by new members. Northshore residents were promised over 20 years ago that allowing Kroger on the east side of Pellissippi would not add commercial development on the west side of Pellissippi. Over time, that was forgotten and now they have Target, Publix, a strip mall, and more.

Please keep this tract residential and do not allow any commercial development on this site or anywhere on Westland Drive.

With regards,

Scott

Scott Atchley
946 Bream Drive
Knoxville, TN 37922

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan Change - Northeast Corner of Westland Dr. at Pellissippi Parkway

1 message

Devore, Kay <DevoreKF@roanestate.edu>

Mon, Jul 6, 2015 at 8:45 AM

Reply-To: DevoreKF@roanestate.edu

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

I am anxious over the proposed rezoning of such a beautiful and natural place as this plan change would bring to our community and to the whole area. Can we not leave some things as they are without the intrusion of strip malls and concrete parking lots? I am a member of West Emory Presbyterian Church on the corner of West Emory Church Road and Westland Dr. It is a beautiful little stone church that blends in with the wooded lot it is set on. Our quiet little graveyard beside the church is set in the shade of a beautiful tree line. Our daycare center is a safe place for children, away from the bustle of business traffic and roaming people. My purchase of a residence was influenced by the convenience, but also the noncommercial atmosphere of this area.

Please consider the needs of the people whose lives will be greatly interrupted by this change. This will change the face of this area forever.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Westland Drive re-zoning

1 message

James Felts <jhfelts@gmail.com>

Thu, Jul 2, 2015 at 2:11 PM

Reply-To: jhfelts@gmail.com

To: commission@knoxmpc.org

MPC Commission members,

We are members of and attend West Emory Presbyterian Church. We are aware of efforts being made to re-zone the property around Shoreline Church which adjoins our church's property.

Allowing commercial development on this property would negatively impact our church, the daycare center we support on site and the graveyard which borders the property line between our church's property and the Shoreline Church property.

Please keep the low-density residential zoning (RP-1) for Westland Drive and not allow commercial development along Westland Drive.

Thanks,
Jim & Marilyn Felts

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan - Change Northeast corner of Westland Dr at Pellissippi

1 message

Michelle Gilbert <gilbertlmg@gmail.com>

Mon, Jul 6, 2015 at 9:23 PM

Reply-To: gilbertlmg@gmail.com

To: commission@knoxmpc.org

Please NO!!!!!!! Oppose

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan - Change Northeast corner of Westland Dr at Pellissippi

1 message

Amanda Gillen <amandagillen@att.net>

Mon, Jul 6, 2015 at 8:53 PM

Reply-To: amandagillen@att.net

To: commission@knoxmpc.org

I am COMPLETELY opposed to rezoning this land for commercial use. Our area is already insanely congested with narrow streets, a school, and access to a new interstate. We bought our land and built our home in The Anthem bc we loved the area. We ARE NOT ok with it getting even more congested and brining way more traffic than we can sustain. PLEASE do not approve this!!

Sincerely,

Amanda Gillen
1142 Anthem View Lane
Knoxville, TN 37922
[865-384-9737](tel:865-384-9737)

Teach your children to choose the right path, and when they are older, they will remain upon it. ~ Proverbs 22:6

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reference: File Nos. 7-C-15-PA, 7-D-15-SP and 7-G-15-RZ

1 message

'Libby Griffin' via Commission <commission@knoxmpc.org>

Mon, Jul 6, 2015 at 12:29 AM

Reply-To: libby660griffin@yahoo.com

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>

Cc: "commission@knoxmpc.org" <commission@knoxmpc.org>, Libby Griffin <libby660griffin@yahoo.com>, "Wayne A. Kline" <wkline@hdclaw.com>

Reference: File Nos. 7-C-15-PA, 7-D-15-SP and 7-G-15-RZ

July 4, 2015

Members of the Knoxville Metropolitan Planning Commission:

I hope you will take the time to read my letter.

My name is Elizabeth Barnes Griffin – Libby - and I have lived my life in Knoxville – first in Colonial Village in South Knoxville and then thirty-seven years in the Concord community at 922 Fox Road. (Strictly-speaking: I left for three years of school in Memphis.)

As I understand it, this 26-acre property north-east of the Westland Drive-Pellissippi Parkway interchange is currently designated Public Institution and is the home of Shoreline Church. The request from First Baptist Church of Concord is to change that designation in the City Plan to General Commercial and to change the zoning in the Sector Plan to Shopping Center Commercial.

Despite the growth over that last thirty-five years, the Westland/Emory Church area continues to be a residential neighborhood. Both the City of Knoxville One-Year Plan and the Knox County Southwest Sector Plan call for continued residential development in our area. There have been no changes in our neighborhoods to warrant deviations from these plans.

I oppose requests 7-C-15-PA, 7-D-15-SP and 7-G-15-RZ for the following reasons:

1. The City and County Plans were approved by the community with substantial input from all factions and they both call for residential – not commercial – development.
2. This request provides no direct benefit to Shoreline Church and substantial harm to the lives and properties of surrounding residents. If First Baptist Church of Concord wishes to support Shoreline Church by selling its members the property and providing financial assistance for that sale, that is exemplary. However, changes in City designation and County zoning are not necessary for such support.
3. Access to the property in question is on two, two-lane residential roads and the plan calls for an additional 6000 cars per day.

4. Access to the property is through two intersections that continue to be congested despite recent improvements.
5. When A.L. Lotts School reopens, that traffic will compound congestion and significantly impact safety for busses, cars, bicyclists, and pedestrians.
6. There are already commercial developments within two miles of this property, many of which are available; commercial development is not needed in this location - either to support local residents or to support the community as a whole.
7. The Pellissippi Parkway was planned to be a scenic highway bringing people through the community. A strip-mall or Walmart is not scenic in any way.

I urge you to vote "No" to the re-designation of this property and to this rezoning request.

Sincerely,

Elizabeth Barnes "Libby" Griffin
922 Fox Road (a continuation of Emory Church Road with a change in name)
Knoxville TN 27922
[865-966-3455](tel:865-966-3455)
libby660griffin@yahoo.com

—

This message was directed to commission@knoxmpc.org



Elizabeth Barnes Griffin to MPC 07-05-15.doc

32K



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

[MPC Comment] westland pellissippi rezoning

1 message

Joan Haney <jhaney2348@gmail.com>

Thu, Jul 2, 2015 at 10:22 AM

Reply-To: jhaney2348@gmail.com

To: commission@knoxmpc.org

Please vote against rezoning the residential area of Westland Ave/Pellissippi to a commercial zone.

Building a strip mall/grocery store along this lovely area would be an atrocity. Residents who want to live next door to a strip mall have plenty of options, we don't need or want it here. I would rather raise taxes than create a cement neighborhood of traffic, noise and pollution at the end of our street. Can we vote for the people's best interest and not big business, making millions for folks who don't even live in Knoxville? Our neighbors chose this area based on the schools, green space and lovely neighborhood, not proximity to a strip mall.

Zoning laws should mean something -- and not be changed on a whim to the highest bidder.

Sincerely

Joan Haney

944 Andover View Ln

Knoxville TN

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] PLAN CHANGE - NORTHEAST CORNER OF WESTLAND DRIVE AT PELLISSIPPI PARKWAY

1 message

arnoldrhudson via Commission <commission@knoxmpc.org>

Sat, Jul 4, 2015 at 4:31 PM

Reply-To: arnoldrhudson@aol.com

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

Dear Commission:

I am writing to oppose the request by First Baptist Concord Church to change the zoning of property @ the NE corner of Westland Dr. & Pellissippi Parkway from residential to general commercial, or more specifically to shopping center-SC1. I am a resident of Eagle Glen subdivision located just off Westland Dr. 1-2 miles west of Pellissippi.

The major argument for my position is there has been no substantial change in the land use of this area in the 9 years I have lived here so why the need to change zoning now? Why sacrifice the residential ambiance of this area now to the development of commercial buildings with consequent traffic congestion other than for the purpose of enriching the coffers of the Church? Furthermore I don't think a shopping center adjacent to the Shoreline Church would be desirable. Finally residents of this area are not clamoring for more convenient shopping. We have Turkey Creek a few miles to the north & Northshore Town Center a few miles to the southeast.

Another strong objection I have would be the extra traffic generated by a commercial enterprise here. Westland already serves as a preferred frequent route of travel over I-40 from my area to the central city because it is several miles closer. Additionally A L Lotts Elementary School creates a major traffic jam during the start & especially @ the dismissal of school. Whenever I pass by this School at dismissal time I encounter traffic backed up several blocks & have to wait several minutes. The problem is created by all parents arriving @ nearly the same time resulting in a line of cars parked on Westland because there is insufficient space on School property for these cars to exit Westland Dr. The addition of commercial traffic on Westland may well result in backup of traffic to the Westland-Pellissippi exchange @ these times.

Respectfully,

Arnold Hudson
1224 Eagle Nest Ln

Sent from Windows Mail

—



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

[MPC Comment] Westland - Pellissippi

1 message

Kathleen Jamison <cathij@icloud.com>

Tue, Jul 7, 2015 at 5:33 AM

Reply-To: cathij@icloud.com

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

I am COMPLETELY opposed to rezoning this land for commercial use. Our area is already insanely congested with narrow streets, a school, and access to a new interstate. We bought our land and built our home in The Anthem bc we loved the area. We ARE NOT ok with it getting even more congested and bringing way more traffic than we can sustain. PLEASE do not approve this!!
Sincerely,

Cathi Jamison

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning Concerns

1 message

Oliver Keeling <oliver.keeling@encompassgroup.net>

Tue, Jul 7, 2015 at 9:54 AM

Reply-To: oliver.keeling@encompassgroup.net

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

Commissioners:

I would like to express my concern with the rezoning applications, 7-B-15-SP and 7-D-15-RZ, to be considered at the July 9th MPC hearing. The Belle Investment Co. proposals to rezone parcels along Emory Road from LDR to MDR for a large apartment complex are totally incompatible with the surrounding area.

I am opposed to the rezoning and proposed use for rental partment complex. This is a low density residential region with personally owned homes (2 dwellings per acre). With no current MDR zoning anywhere around.

The area has 5-6 subdivisions/neighborhoods with about 150 homes surrounding the parcels in question, twenty-five of these homes are directly impacted. The largest subdivision is Emory Estates where the primary parcel abuts Hoff Lane. Emory Estates homeowners would seriously oppose any attempt to connect roads of the apartment complex with Hoff Lane.

Major impacts of concerns are below:

1. A major increase in traffic and congestion, especially in Emory Estates.
2. Increased noise and activity in the area.
3. Possible traffic safety problems for children in Emory Estates as most of the entire area is a school zone.
4. Property values in surrounding areas could decrease.
5. Sales of homes(existing or new) could become more difficult.
6. Possible impacts from activities of transient renters of the apartments.
7. During sever rainstorms, the apartment roads, parking,rooftops, and surrounding slopes might create heavy water flows toward Emory Estates and surrounding subdivisions (Morris Heights and Morris Estates).

I appreciate your kind attention and decision that doesn't support this proposal.

Sincerely,

Oliver and Sandra Keeling

1911 Trent Valley Lane

Knoxville, TN 37938

Oliver Keeling

Sales Rep

Albahealth

Direct : [865-717-9019](tel:865-717-9019)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] First Baptist Church property on Westland Drive to remain zoned RP-1

1 message

Rena McAlister <riversportsrena@hotmail.com>
Reply-To: riversportsrena@hotmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Sun, Jul 5, 2015 at 4:25 AM

July 4, 2015

MPC

I am writing to you concerning the rezoning of the Shoreline property, owned by First Baptist of Concord, located east of I-140 on Westland Drive from RP-1 to commercial. I am requesting that the zoning remain RP-1 due to the negative impact it will have on the area in the short term and even more so in the future.

I have lived less than a mile from the property for 18 years and this past year moved to Treymour Village which is across from West Emory Presbyterian Church so I am very familiar with that area of Westland Drive and Emory Church Road.

I am on the board of the West Emory's Child Enrichment Center and fear that the commercial development of the Shoreline property would put the young children at risk due to exposure and easy access to their playground.

Please give careful consideration to my request for the property to remain RP-1.

Rena McAlister
1116 Treymour Way
Knoxville, TN

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Vote No on Shoreline rezoning

1 message

John McPherson <jdmcomp@gmail.com>
Reply-To: jdmcomp@gmail.com
To: commission@knoxmpc.org

Sun, Jul 5, 2015 at 4:31 PM

John and Ellen McPherson

9835 Kristi Drive

Knoxville, Tennessee 37922

July 5, 2015

Metro Planning Commission of Knoxville and Knox County

Dear Commissioners:

We wish to enter our objections to the proposed reclassification of the Shoreline Church site.

1. There is no requirement nor need from the community for additional commercial sites in this area: in fact, there is great opposition to further commercial development in the area from the residents of the surrounding communities.

2. The intersection of Westland and Pellissippi has just been ungraded to the needed standards and demands of 1992. With the State of Tennessee and the Federal Highway Authorities having just spend millions of public dollars bringing the intersection to the standards of the last century, it is not likely to be improved again for the next 20 years, and then only to solve the problem as it existed some 20 years prior. As it is, the improved intersection is already failing

to provide adequate traffic capacity.

3. Public access to the site is extremely restricted as it now stands and lies within the county. There is no ability for any owners of the property to improve that access as it now stands. Development there simply cannot make sense in light of the access problems.

4. Will current approved development within the proximity of this intersection and the existing development Westland is at it limit at many times of the day, more so when school at A L Lotts is in session. This development will exacerbate that condition and there is no ability to improve the traffic flow on Westland especially to the southwest.

Yours,

John and Ellen McPherson

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Shoreline Church Rezoning 7-G-15-RZ

1 message

Cha Oogie <chaooogie@gmail.com>

Mon, Jul 6, 2015 at 12:55 PM

Reply-To: Chaooogie@gmail.com

To: commission@knoxmpc.org

I would like to voice my opinion regarding the proposed rezoning of the Shoreline Church property (9635 Westland Drive) from RP-1 to Commercial. I live in Fox Creek subdivision off Fox Road. I oppose the rezoning of this property for reasons, which I will explain.

Turning this property into a large commercial development would not be in character with the surrounding properties or character of the neighborhood. The property adjacent to it was just rezoned to planned residential with the Westland Cove project. Other adjacent properties on the East side of Pellissippi Parkway are zoned agricultural or residential.

I'm already very concerned what affect the additional traffic associated with the Westland Cove project will do. Road improvements associated with that project do not address the problems Fox Creek, Tan Rara and other neighborhoods that access along Fox Road currently experience, or what they will experience. There is already a problem, and I do not feel the traffic study that was completed reflects the problem, nor mentions it.

The original study (from 9-B-13-UR) did not address the ingress/egress onto Fox Road (referred to as Fox Road North) from the subdivisions along it. How is it that the traffic impact study does not consider the two main connections to Kingston Pike (Fox Road and Canton Hallow Road)? Good question, hence the additional discussion which states "during the am peak hour of traffic, nearly 80% of traffic heading northbound on Emory Church Road turn right at Fox Road." That is the existing condition, and doesn't address how many will do it from the proposed apartments. Residents of the apartments that want to go to Kingston Pike are not going to go to Emory Church Road-Westland Drive-Pellissippi in order to get there. It is my opinion that the study was poorly executed.

Turning left onto Fox Road (North) from my subdivision in the morning is like participating in a death race. The traffic generated from a commercial tract of that size would be significant and could drastically change the traffic patterns/timing in the area. It is common for me to have to wait an excessive amount of time to turn left, and often times I am forced to do so very aggressively. The traffic is consistently heavy/fast. The level of service is already extremely low during peak times. Having a commercial development at that location would likely cause this to be the case more frequently, if not consistently.

I see from the agenda that this has been recommended postponed until the October 8th meeting so there can be a traffic study. I will look forward to seeing the results of that study, and if it includes my area of concern.

Thank you for your time and consideration.

Charissa Oglesby

415 Windancer Lane

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This message was directed to commission@knoxmpc.org



FOX ROAD.jpg
1015K



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

[MPC Comment] Plan change-northeast corner of Westland Drive at Pellissippi Parkway

1 message

Steve Overcash <sovercash1949@gmail.com>

Tue, Jul 7, 2015 at 9:54 AM

Reply-To: sovercash1949@gmail.com

To: commission@knoxmpc.org

I would like to request that the planning commission vote "NO" to changing the zoning from RP-1 to SC-1. As a resident of Treymour Village, I experience daily the increased traffic on Westland Drive. When the apartments are built off Emory Church Road, traffic count will once again increase. When we bought our condo, it was our understanding that Westland Road was zoned residential, and should remain that way, so again I request a "NO" vote to the zoning change.

Leslie Steve Overcash
1190 Treymour Way
Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Responding of Shoreline Church property

1 message

Steve Patton <steve_patton511@comcast.net>

Mon, Jul 6, 2015 at 9:28 AM

Reply-To: steve_patton511@comcast.net

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

Twenty six acres comprising the Shoreline Church property at Pellissippi and Westland are now zoned residential. Please deny the request for commercial zoning of this property. The Northshore exit only a mile east has ample acreage for a retailer wanting to build in this region of the county. Building a business there is preferable to ruining the residential feel of the area around the Shoreline Church property. Because we attend West Emory Presbyterian Church adjacent to the property under discussion, we are very familiar with the area.

Steve Patton

Judy Patton

Steve and Judy Patton

Email: steve_patton511@comcast.net

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan Change – Northeast Corner of Westland Drive at Pellissippi Parkway

1 message

Rachel King Powell <rkpowell06@gmail.com>

Mon, Jul 6, 2015 at 1:03 PM

Reply-To: rkpowell06@gmail.com

To: commission@knoxmpc.org

Dear Commissioners:

I live in the Woodland Springs subdivision across from A.L. Lotts Elementary School, and write to ask you to deny the plan change for the site at Westland Drive and Pellissippi Parkway.

This area is a residential community and should remain that way. There are already a number of commercial sites with availability within just a couple of miles of this site, at Northshore and Pellissippi Parkway, and at Kingston Pike. I find it impossible to believe that this change would benefit the Westland Drive community.

I also understand that the MPC staff has recommended a 90 day postponement for a traffic study. Although I believe any change to General Commercial should be denied for this site, this is the very least that is necessary before a decision can be made. The state just completed a new interchange that has improved traffic flow at the intersection, but even the new changes cannot support the increase in traffic from a 26-acre commercial site.

The change of the land use should be denied.

Sincerely,
Rachel Powell
839 Ivy Point Lane
Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan Change - Northeast Corner Westland Drive at Pellissippi Parkway

1 message

'Marcia Power' via Commission <commission@knoxmpc.org>
Reply-To: marshbowwow@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Jul 6, 2015 at 9:25 PM

Dear Commissioners,

I am writing to oppose the proposed sector plan change that would make the Northeast Corner of Westland Drive at I-140 commercial zoning for a shopping center - SC-1.

With the exception of the out of business former Shell gas station on the north side of Westland across from A. L. Lotts Elementary and the Weigel's on the south side of Westland across from the Children's Hospital Day Surgery Center, there is no commercial development on far west Westland. The two gas stations existed long before zoning or a sector plan were in place.

The commercial developments at Kingston Pike and Northshore more than provide area residents with a choice of varied shopping venues. There is no valid reason for setting a precedent by making the northeast corner of Westland at I-140 a shopping center. Westland continues to be residential in nature, and the recently reworked interchange was developed based on residential, not commercial, traffic.

I am not naive enough to think that an opportunity to generate property and sales tax revenue would be ignored. But aren't there any areas of the city or county that can remain untouched by stores and accompanying traffic? Isn't the quality of life of city/county residents of value to city/county government? The First Baptist Church of Concord has not been a good neighbor to Farragut. They have deep pockets, and they have planners on staff to help them develop/sell/rezone property. Not exactly the business of the church to my mind.

I find that there are few decisions made with the best interests of the existing residents being considered where development is at issue. I implore you to seriously consider the detriment a shopping center will be to Westland Drive and those of us who have invested our hard earned money to purchase homes in this area.

I appreciate your time and service. I hope you will work for the good of the citizens in this case.

Sincerely,

Marcia L. Power
William H. Power
1211 Eagle Nest Lane
Westland Drive at Northshore

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Shoreline property next to our church

1 message

Margaret Richardson <gretar72@gmail.com>

Thu, Jul 2, 2015 at 1:33 PM

Reply-To: gretar72@gmail.com

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

Requesting no change in RP-1 zoning in this area which is needed to keep the church and residential area and child care center and cemetery free of traffic congestion and residential encroachment A promise is a promise. Margaret Richardson member West Emory Presbyterian church. Concerned member

Sent from my iPhone

-

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Plan Change - Northeast Corner of Westland Drive at Pellissippi Parkway

1 message

'Susannah Sayre' via Commission <commission@knoxmpc.org>

Thu, Jul 2, 2015 at 10:05 AM

Reply-To: jetjettison@yahoo.com

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

Dear MPC Commissioners:

My name is Susannah Sayre, and I live in the Westland Drive Community. I am writing to express the need to maintain the current RP-1 residential zoning at less than 5 units per acre at the Northeast Corner of Westland Drive at Pellissippi Parkway. The proposal to change the land use plan to General Commercial must be turned down.

To accommodate this proposed commercial endeavor, the State of Tennessee will need to spend millions of dollars to alter the Westland Drive and Pellissippi Parkway interchange. Originally, the interchange was created in a simple diamond interchange to handle residential usage not commercial. Therefore, the interchange would need to be altered significantly to ensure safety in and out of this proposed commercial development since it is 250 feet from the Pellissippi Parkway interchange.

Secondly, this proposed rezoning violates the Southwest Sector Plan as well as breaks promises to the Westland community that the Westland Drive and Pellissippi Parkway interchange would be for residential traffic. At the time, commercial development was only slated for Northshore Dr. and Kingston Pike.

The next point I would like to make is the disastrous consequences of the traffic impact of this rezoning. Approximately 6,000 more vehicle trips will be added to Westland Drive if you approve this rezoning to commercial. The 2013 traffic count is 11,010 vehicles per day east of Pellissippi Parkway and 10,870 west of the Pellissippi Parkway. There is also the consideration of the commercial development using Emory Church Road as an access point. Emory Church Road borders the east side of the property and has a traffic count of 3,390 which will be compounded by an approved apartment complex which would add 2,817 vehicle trips.

Lastly, our area does not need another grocery store nor more shops considering one exit away we have a Target, Publix, Kroger and several other businesses on Northshore Drive. Not to mention that Kingston Pike is one exit away and provides even more shopping and business venues. I wonder what the success rate would be for these proposed commercial ventures on Westland Drive when the competitors are not that far away. I, personally, will not be spending my money there and will rally my friends and neighbors not to visit those business either.

I would like for you to please consider voting down this rezoning proposal and if you are not convinced to do so, then please think about a 90 day postponement for a traffic study of these proposed changes. The traffic review for the newly designed Westland Drive

interchange is not complete, and a traffic study should not be undertaken until two weeks after school has started considering the impact of school traffic on this particular area. Also, a traffic study for general commercial use should be carried out on the premise that the changes would generate more than 6,000 cars per day.

Yours Sincerely,

Susannah Sayre
1422 Mourfield Rd.
Knoxville, TN 37922

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Westland Dr. and Pellissippi MPC meeting

1 message

kadi1313@charter.net <kadi1313@charter.net>

Mon, Jul 6, 2015 at 1:50 PM

Reply-To: kadi1313@charter.net

To: commission@knoxmpc.org

Dear Commissioners,

My husband and I are very concerned that we are unable to attend the July 9th MPC meeting in regards to the property on Westland Dr. and the Pellissippi belonging to Shoreline Baptist Church and First Baptist Church. We want to attend to voice our concerns that a commercial development as described be allowed on this site but are to fly to Alaska that day.

Thank you for considering the traffic concerns regarding such a development.

We are also very concerned about the type of development that would be appropriate for this area. It is because of my husband's efforts that there is an exit there, as he personally intervened with TDOT when the Pellissippi was constructed. We have watched as each exit of the Pellissippi has been developed and find the Northshore exit very much overdeveloped. We have seen how Weigel's was given permission to build, and understand how a large commercial development was thwarted when the Children's Outpatient Unit was built. We have accepted the large density apartment complex and 2 churches that have been built as part of the normal growth for this road and now know more apartments are to be nearby. Each of these developments are tolerable but we fear another development, and a shopping center at that, would be intolerable to the neighborhood. We have also heard that the shopping center might anchor a Walmart. Surely this can not be true?

Please consider those of us that have lived in this community for more than 40 years and keep such a development from happening. Please consider the availability of so many other places to shop besides Westland Drive. Please keep us in mind when you make the decisions regarding this property.

Thank you very much for reading this.

Sincerely,

Lloyd N. Smith and Kathlene D. Smith

9943 Westland Dr.

Knoxville, TN 37922

—

This message was directed to commission@knoxmpc.org

July 7, 2015

Dear Commissioners,

We, the ruling elders of West Emory Presbyterian Church, are opposed to commercial development of the Shoreline Church property adjacent to our church.

West Emory has a long history in this area. It was founded in 1823 and was located a mile west on Westland. It moved to the current location in 1870. The current building is the third on this site. Founded as a Cumberland Presbyterian church, West Emory joined the Presbyterian Church U.S.A in 1906.

West Emory is a small, family friendly church. Even though we are small, we are known for our community outreach and mission. Most of the community knows West Emory as the "Pumpkin Church" because of our annual pumpkin patch and the "Burma Shave"-style signs we use to let folks know the pumpkins are coming. Local residents look forward to the patch each year, with many families returning each year to take photos of their children as they grow up.

West Emory, in turn, keeps no proceeds and instead uses the proceeds to fund multiple local charities. Our largest mission is Living Waters for the World's Appalachian Network. This worthy effort of the Presbytery of East Tennessee, Synod of the Living Waters, which covers most of east Tennessee, is to provide safe, clean water to families who do not have safe water. The Appalachian Network installs clean water systems for families in east Tennessee and southeast Kentucky. Even in 2015, there are families living less than an hour away from Knoxville who do not have safe drinking water. These families have wells, which are unsafe for drinking from microbes and/or excessive contaminants. A typical whole home solution costs several thousands of dollars for materials depending on the condition of the water source. Our members provide the labor. Our goal has been to install one system per year and continue to support previous systems with periodic maintenance.

In addition to Living Waters for the World, we support Knoxville Area Rescue Ministries who feed and house the homeless, Family Promise who provides temporary housing for homeless families with small children, Second Harvest who helps feed those who do not have enough food, the Wounded Warrior Project which provides assistance to our disabled veterans, and many more. We are very blessed for the support of the local community and we strive to make an impact.

Our graveyard lies along the property line adjacent to the Shoreline property. The earliest graves are from the 1820s and provide a glimpse into the hard life in this area at that time with many graves with children and babies. Multiple generations are interred and many local families still come visit their relatives. It is an active graveyard and we typically see a few interments each year.

During the week, our doors are open for our community's children. The West Emory Child Enrichment Center provides an educational and fun place to learn and grow. The Center has around 70 students. In order to encourage active play, we have a large playground adjacent to the graveyard and the property line next to Shoreline church. Our soccer field is next to Emory Church Road. We are concerned that commercial development will increase road and foot traffic near the playgrounds.

Because we are a small congregation, the church relies on occupancy support from the Center to help cover extra church expenses. We are very concerned that parents may be uncomfortable with commercial development so close to the Center and look elsewhere. Without the financial support of the Child Enrichment Center, it could be difficult for the church to survive.

We strongly urge each of you to vote against the amendment and the rezoning that would allow commercial development on the Shoreline property.

With warmest regards,

Belinda McCall, Clerk of Session
Dwyn Mounger, Moderator of the Session

The Ruling Elders of West Emory Presbyterian Church

| | | |
|-------------------|--------------|-----------------|
| Dave Morrison | Jon Michel | Kay Devore |
| Jenny Porras | Seth Fischer | Jeff Patton |
| Matthew Whitehead | Raph Hix | Linda Whitehead |

Belinda McCall
Clerk of Session
West Emory Presbyterian Church

www.westemorypresbyterianchurch.org





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

[MPC Comment] Change of Pellissippi/Westland Zoning

1 message

Ashley Whitmire <ashleywhitmire@hotmail.com>

Mon, Jul 6, 2015 at 9:49 PM

Reply-To: ashleywhitmire@hotmail.com

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

To whom it may concern:

As a parent of elementary students and a teacher residing in this area, I am completely OPPOSED to the proposed rezoning of the Pellissippi and Westland intersection as a commercial area. It is already increasingly congested due to traffic even with the new traffic light. This will be a logistical nightmare that will decrease the safety of many students that must walk to and from school each day. Please keep out neighborhoods safe.

Sincerely,
Ashley Whitmire
9502 Emerald Woods Way
Knoxville, Tn 37922

Sent from my iPhone

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 100 more people signed "MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial"

1 message

mail@changemail.org <mail@changemail.org>
Reply-To: mail@changemail.org
To: commission@knoxmpc.org

Thu, Jul 2, 2015 at 2:55 PM

change.org New signatures

Commissioners – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial



Petition by Eagle Glen Homeowners Association · 100 supporters

100 more people signed in the last day

[View petition activity](#)

RECENT SUPPORTERS



Marvin Bradford
Knoxville, TN · Jul 02, 2015

I live in a residential community located less than one mile from this property. Westland Drive from the Pellissippi toward Northshore is already over capacity and dangerous. Unless, and until, this situation is eliminated it would be a crime to allow anything commercial on this property.



Sharon & Byron Welliver

Knoxville, TN · Jul 02, 2015

Due to the ongoing traffic problems (which are constant on a daily basis) and backups due to the highly density populated area in which we live, we are signing NO to rezoning.



Katie George

Knoxville, TN · Jul 02, 2015

It's not fair to keep moving more and more commercial areas out into residential areas!! We don't need it!



Christie Nicodemus

Knoxville, TN · Jul 02, 2015

I don't think that the extra traffic is necessary for that intersection. Plus they finally just got signal light which should of happened years ago. This plan doesn't fit in the area. It should stay residential.



Robert Suggs

Knoxville, TN · Jul 02, 2015

Too much congestion already. Keep residential.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to commission@knoxmpc.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 100 more people signed "MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial"

1 message

mail@changemail.org <mail@changemail.org>
Reply-To: mail@changemail.org
To: commission@knoxmpc.org

Fri, Jul 3, 2015 at 10:59 PM

change.org New signatures

Commissioners – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial



Petition by Eagle Glen Homeowners Association · 100 supporters

100 more people signed in the last 2 days

[View petition activity](#)

RECENT SUPPORTERS



Terry Crutchfield
Knoxville, TN · Jul 03, 2015

I do not want retail at Westland and I-140.



Donna Gobbell
Knoxville, TN · Jul 03, 2015

This area needs to remain residential! There is too much traffic in the area already, even with the new changes to the Pellissippi interchange.



Andy Stegner

Knoxville, TN · Jul 03, 2015

I live very close to the proposed responding site, and traffic is already very busy in the mornings and afternoons with school and work traffic, even with the new lights that have been added. Changing this property to general commercial would greatly increase traffic, making this interchange unsafe again. Additionally, changing this property would show residents and voters that officials cannot be trusted to maintain property zoning, and that they will change zoning whenever it is convenient. If this property is rezoned, my house value will very likely be negatively impacted, causing myself and all other residents in the area to take a loss on our property value. This property must remain zoned as commercial, or all local elected officials should be concerned about remaining in office at the next election.



sharon carroll

Knoxville, TN · Jul 03, 2015

This will negatively impact our church,graveyard and the surrounding residential areas.



Beth Coleman

Knoxville, TN · Jul 03, 2015

Too much traffic if commercialized. My children ride their bikes in this area.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

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Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 100 more people signed "MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial"

1 message

mail@changemail.org <mail@changemail.org>

Mon, Jul 6, 2015 at 9:17 PM

Reply-To: mail@changemail.org

To: commission@knoxmpc.org

change.org New signatures

Commissioners – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

MPC: Vote "NO" To Rezone Westland-Pellissippi from Residential To Commercial



Petition by Eagle Glen Homeowners Association · 100 supporters

100 more people signed in the last 4 days

[View petition activity](#)

RECENT SUPPORTERS



Sue and Jim Petrie

Knoxville, TN · Jul 07, 2015

I'm concerned about the traffic increase around A.L. Lotts. The safety of our children is of utmost concern.

Mandy Cross



Knoxville, TN · Jul 07, 2015

STOP TAKING OUR LAND!! NO!!



Tate Coffey

Knoxville, TN · Jul 06, 2015

I love all the development at Northshore...and am looking forward to seeing it fill in, just not one exit away at Westland! We do not need more commercial development there.



Geri Sutter

Knoxville, TN · Jul 06, 2015

Traffic congestion on Westland would be a nightmare! There is a Target and a Kroger just down the road.



Derek Lee

Knoxville, TN · Jul 06, 2015

I live in the immediate area and Northshore is enough of a ugly commercial sprawl and is less than 2 miles from this potential rezoning. Knox County does not have sophisticated enough planning to ever have a commercial zone look anything besides sprawling and distasteful. I live in Farrington Subdivision.

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to commission@knoxmpc.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a](#)

[response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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This message was directed to commission@knoxmpc.org