

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 7-SB-15-C **AGENDA ITEM #:** 10  
 7-D-15-UR **AGENDA DATE:** 9/10/2015

POSTPONEMENT(S): 7/9/2015

▶ **SUBDIVISION:** BRANDYWINE AT TURKEY CREEK, PHASE 3

▶ **APPLICANT/DEVELOPER:** CAMPBELL STATION ROAD PARTNERS

OWNER(S): Campbell Station Partners, LLC

TAX IDENTIFICATION: 130 07204 AND PART OF 07302

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12059 Hatmaker Ln

▶ **LOCATION:** West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 5.94 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / NZ (No Zone) Town of Farragut, PR (Planned Residential) & A (Agricultural)  
 South: Vacant land / A (Agricultural)  
 East: Residences / PR (Planned Residential)  
 West: Vacant land / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Woodhollow Ln., a local street with a minimum pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Horizontal curve variance on Woodhollow Ln at STA 3+13.56, from 250' to 200'.  
 2. Reverse curve tangent variance on Woodhollow Ln. at STA 3+13.56, from 50' to 0'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 and 2 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 5 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2. Installation of a sidewalks, as identified on the revised concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA), The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
3. Relocation of the sewer line and manhole on the south side of Woodhollow Ln., in the area of the detention basin, outside of the pavement area for the proposed street and sidewalk.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

► **APPROVE the reduction of the peripheral setback as identified on the Concept Plan.**

**APPROVE the Concept Plan for up to 18 detached dwellings on individual lots subject to 2 conditions.**

1. Submitting a revised Amenities Area Plan that: a) reduces the paved parking area from 22 spaces down to no more than 12 spaces; b) shifts the parking area away from the adjoining lots with the addition of landscape screening between the parking lot and adjoining property; c) increasing the size of the clubhouse more in line with the promotional materials that were provided to the home buyers; d) the meeting room within the clubhouse being not less than 1600 square feet; and e) the clubhouse being a climate controlled building. The revised plan shall be submitted to Planning Commission Staff for approval. The clubhouse and pool shall be completed prior to any building permits being issued for Lots 1-14 in the addition to the subdivision.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to add an additional 3.34 acre tract, that is zoned PR (Planned Residential), to the Brandywine at Turkey Creek Subdivision. The property which is located directly west of the existing subdivision is part of the property that was approved as a Concept Plan under the name of Towering Oaks. The approved Concept Plan for that property has expired. The applicant is proposing to extend Woodhollow Ln and add 14 additional lots into the subdivision. This proposed Concept Plan includes a total of 18 lots (14 new lots and the remaining 4 unplatted lots from the previous Concept Plan approval) and the common area for the existing detention basin and proposed Brandywine at Turkey Creek Clubhouse and amenity area. Under the new Concept Plan, Brandywine at Turkey Creek Subdivision will have a total of 75 lots and common area on 17.09 acres at a density of 4.39 du/ac.

The requested reduction of the peripheral setback is from 35' to 25' along the northern property line and from 35' to 15' along the western & southern property line as identified on the Concept Plan. The requested reduction of the peripheral setback is consistent with the reduction approved for the existing subdivision.

**UPDATE FOLLOWING THE MPC MEETING OF JULY 9, 2015**

The applicant has met with the residents concerning his proposed amenities package and the two parties have not come to any agreement on the proposal. Attached to this case you will find the applicant's proposed Amenities Area Plan and correspondence from both the applicant and the residents. A petition has also been submitted from the residents requesting that the Planning Commission deny this request.

Staff is recommending that the Planning Commission approve the concept plan and has recommended a condition regarding the amenities plan.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. With the recent widening of Fretz Rd., there is adequate capacity on the existing streets to handle the projected traffic from this subdivision.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate and Middle Schools and Hardin Valley Academy.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the stated conditions, the proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. The PR zoning approved for this site will allow a density up to 5 du/ac. With a proposed density of 4.39 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located in the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 214 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

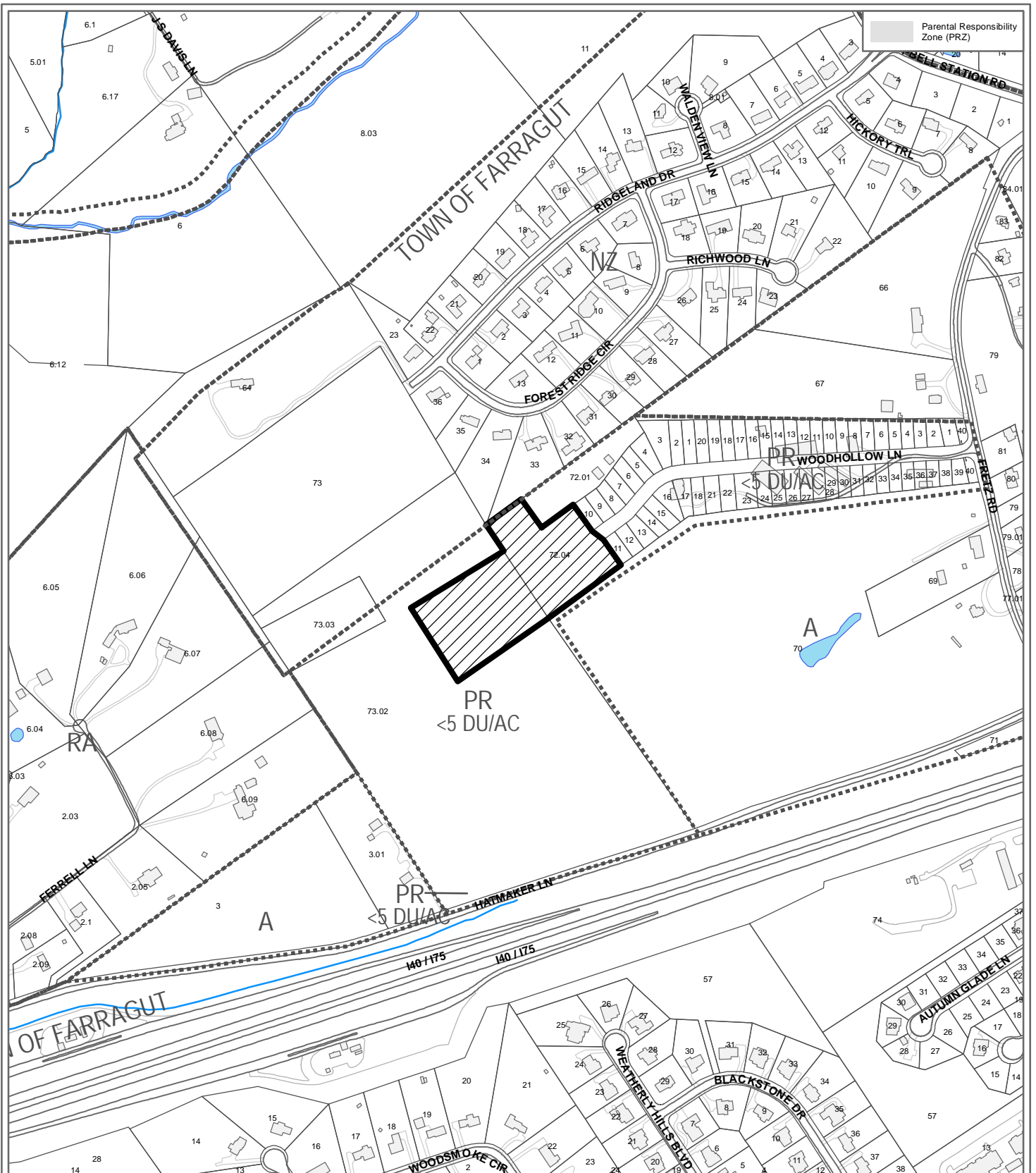
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**7-SB-15-C / 7-D-15-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

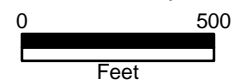
Original Print Date: 6/24/2015  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

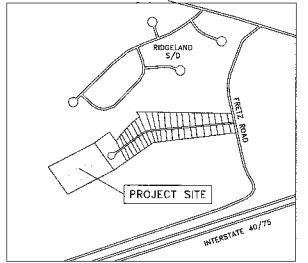
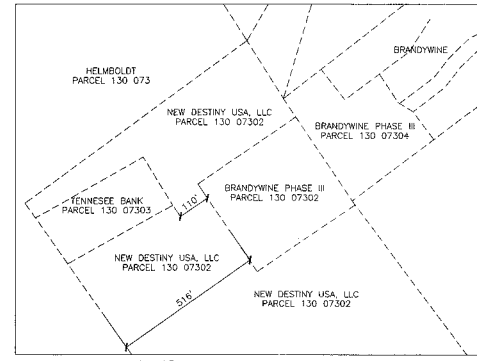
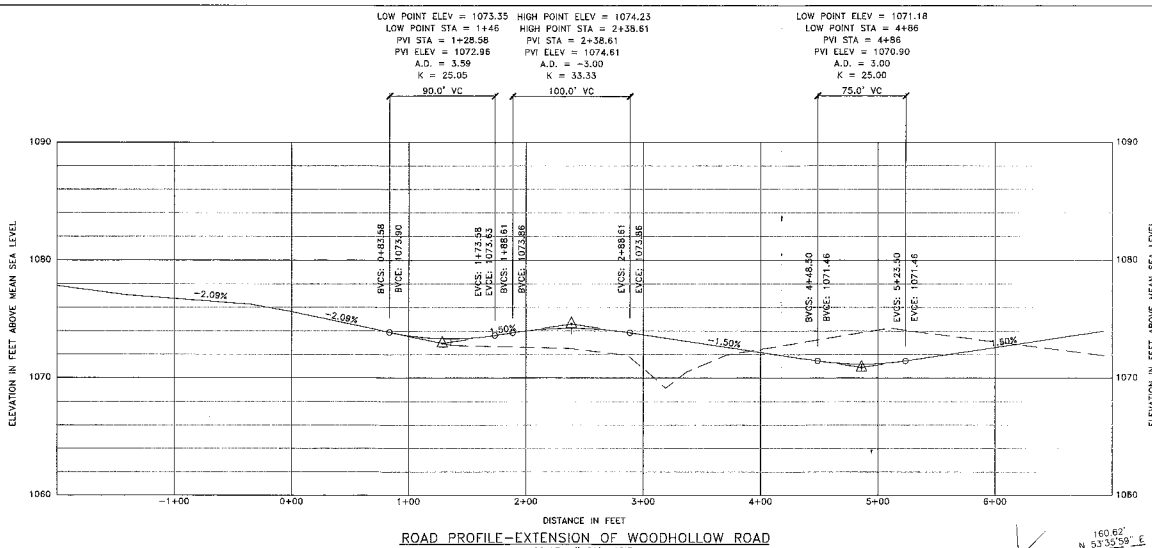
Revised:

Petitioner: Campbell Station Road Partners  
 Brandywine at Turkey Creek,  
 Phase 3

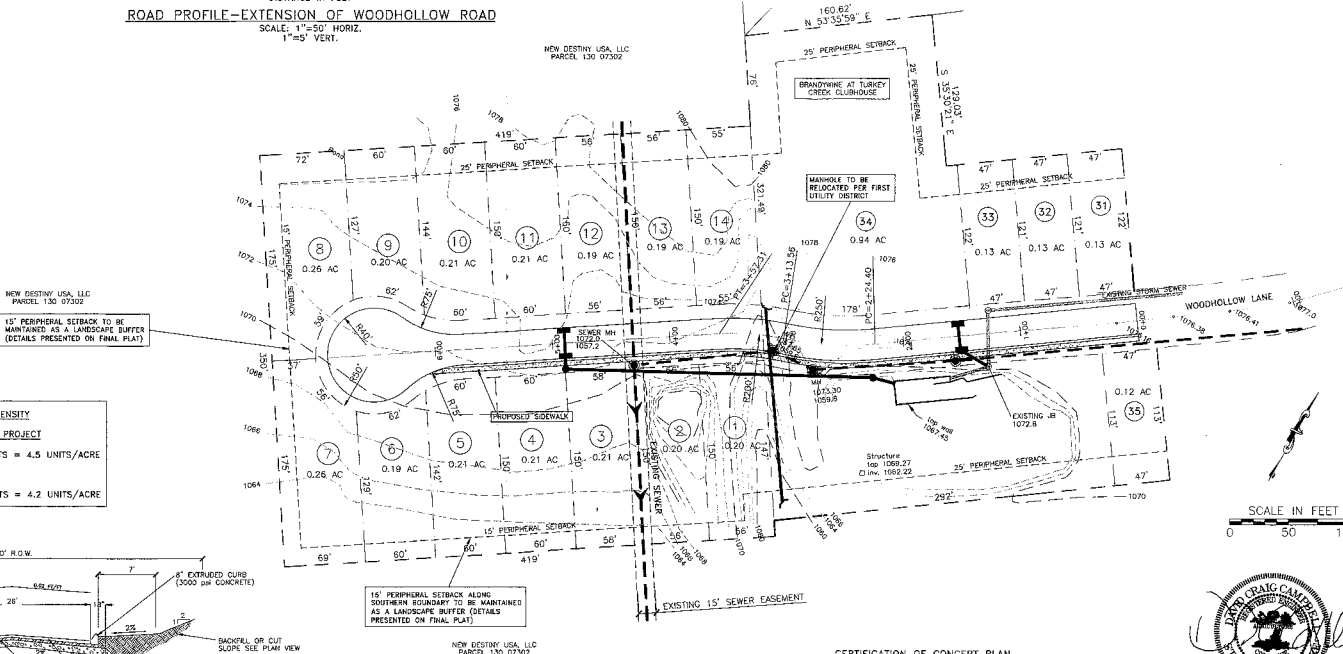
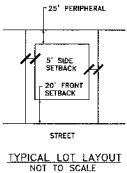
Map No: 130

Jurisdiction: County





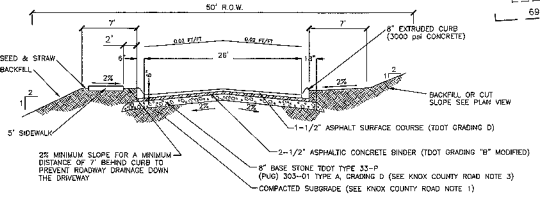
- GENERAL NOTES:
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. RESERVE ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. 3/27/15
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL ON ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.
- PROPERTY NOTES:
- CLT 130 PARCEL 074.02 AND PORTION OF CLT 130 PARCEL 073.02
  - TOTAL AREA=5.842 ACRES
  - ZONING: PR (C-5 DUL/AD)
  - NO. OF SINGLE RESIDENTIAL LOTS PROPOSED=14
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  - 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  - PERIPHERAL SETBACK REDUCTION FROM 35' TO 25' AND 15' AS SHOWN.
- VARIANCE REQUESTED:
- ROAD STA 1+07.52 REDUCTION OF TANGENT DISTANCE FROM 50' TO 0'.
  - ROAD STA 3+07.52 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 200'.



NEW DESTINY USA, LLC PARCEL 130 07302

15' PERIPHERAL SETBACK TO BE MAINTAINED AS A LANDSCAPE BUFFER (DETAILS PRESENTED ON FINAL PLAT)

EXISTING/PROPOSED DENSITY  
 EXISTING BRANDYWINE PROJECT  
 13.75 ACRES, 62 UNITS = 4.5 UNITS/ACRE  
 PROPOSED PHASE 3  
 3.367 ACRES, 14 UNITS = 4.2 UNITS/ACRE



CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

W. J. Campbell TN PE 22540

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
 CONTRACTOR SHALL SHOW AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ASCE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK. TO AVOID EXCESSIVELY WIDE CUTS IN UNDESIRABLE MATERIALS.  
 OSHA RULES SHALL BE ABIDED BY

- GENERAL NOTES:
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  - ROAD STA 3+07.52 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 200'.
- SETBACKS:  
 FRONT: 20 FT.  
 SIDE: 5 FT.  
 REAR: 15 FT.
- UTILITY PROVIDERS:  
 WATER: FIRST UTILITY DISTRICT  
 SEWER: FIRST UTILITY DISTRICT  
 ELECTRIC: KNOX CITY UTILITIES BOARD  
 SOLID WASTE: PRIVATE HAULER  
 TELEPHONE: AT&T
- LEGEND:  
 - PROPOSED DRAINAGE LINE  
 - PROPOSED JUNCTION BOX  
 - PROPOSED HEADWALL  
 - PROPOSED CATCH BASIN
- STOP  
 CALL  
 TENNESSEE 811  
 FOR FURTHER LOOKING  
 IT'S THE LAW
- SCALE: 1"=50'  
 12 AUG 2015

**CONCEPT PLAN**  
**BRANDYWINE AT TURKEY CREEK-PHASE 3**  
 KNOX COUNTY, TENNESSEE

Prepared For:  
 Campbell Station Partners, LLC  
 12023 Woodhollow Lane  
 Knoxville, Tennessee 37932  
 (865) 755-3575

Planning Agency:  
 Knoxville-Knox County MPC 7-SB-15-L  
 400 Main Street, Suite 403 7-P-15-04  
 Knoxville, Tennessee 37902 8-26-15  
 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED  
 Ideal Engineering Solutions, Inc.  
 325 Wooded Lane  
 Knoxville, Tennessee 37922  
 (865) 755-3575



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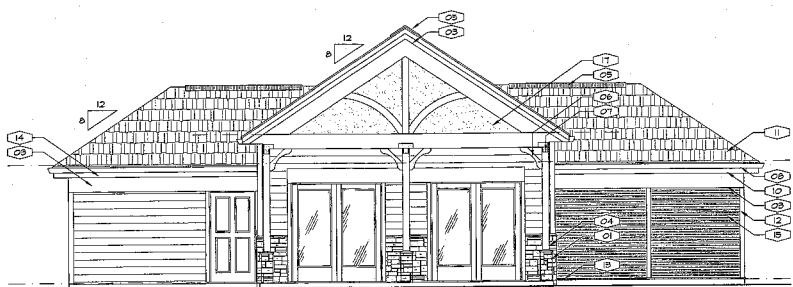
**ODLE & YOUNG ARCHITECTS, INC.**  
 1545 W. Western Ave.  
 Knoxville, TN 37901  
 865.523.8266 FAX  
 office@odyarchitects.com  
 www.odyarchitects.com

**Brandywine Turkey Creek Clubhouse**  
 Knoxville, TN 37932

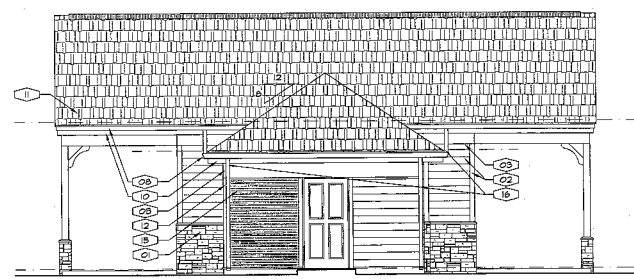
ISSUE FOR	Permit
DATE	08/06/14
MARK	
PROJECT #	1402P
DRAWN	GAC
CHECKED	
SHEET TITLE	Building Elevations
SHEET	A201
PROJECT NAME	Brandywine Clubhouse

- LEGEND**
- 01 STONE VENEER
  - 02 VINYL SIDING AND TRIM
  - 03 1"-0" TRIM
  - 04 6x6 P.T. ROOF POST
  - 05 RIDGE VENT
  - 06 MOOD BRACKET
  - 07 METAL BRACKET
  - 08 GUTTER
  - 09 DOWNSPOUT
  - 10 FASCIA TRIM
  - 11 FIBERGLASS SHINGLES
  - 12 P.T. 4x4
  - 13 CEDAR BASE TRIM
  - 14 CEDAR CAF TRIM
  - 15 COVERED CEDAR WALL
  - 16 DOWNSPOUT
  - 17 FIBER CEMENT STUCCO PANEL

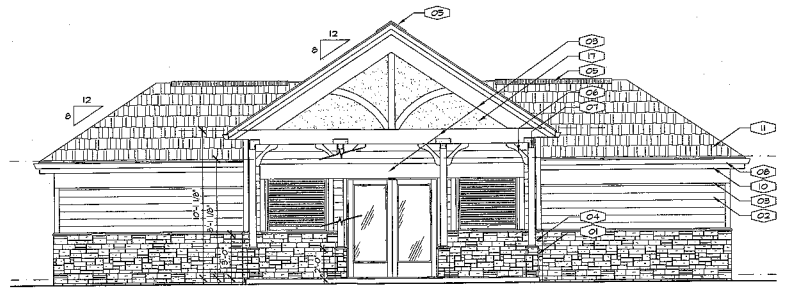
- Elevation Notes**
- E1 EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
  - E2 GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PRIME AND PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
  - E3 ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS MUST APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
  - E4 GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
  - E5 GUTTERS AND DOWNSPOUTS ARE INCLUDED ON THE ELEVATION DRAWINGS. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE, OR IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
  - E6 PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.



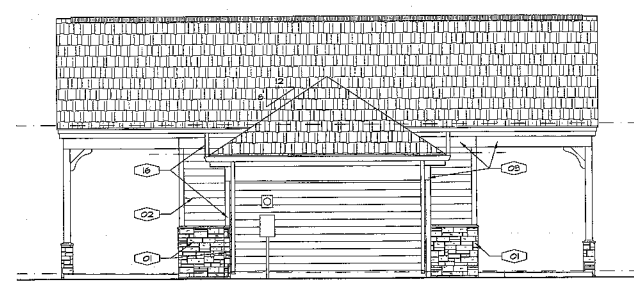
2 Rear Building Elevation  
 SCALE: 1/4" = 1'-0"



4 Left Side Elevation  
 SCALE: 1/4" = 1'-0"



1 Front Building Elevation  
 SCALE: 1/4" = 1'-0"



3 Right Side Elevation  
 SCALE: 1/4" = 1'-0"

7-5B-15-C  
 7-D-15-UR

REVISED!



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Fax: 615-525-2267  
www.odleyoungarchitects.com

**Brandywine Turkey Creek Clubhouse**  
Knoxville, TN 37943

NO.	DATE	DESCRIPTION
1	08/28/14	ISSUE FOR PERMITS
2	09/02/14	
3	09/02/14	
4	09/02/14	
5	09/02/14	
6	09/02/14	
7	09/02/14	
8	09/02/14	
9	09/02/14	
10	09/02/14	

PROJECT # 1403M  
DRAWN: GAC  
CHECKED: GAC  
DATE: 09/02/14  
SHEET: 10  
Floor Plans, Ceiling Plan & Notes  
A101  
PROJECT NAME: Brandywine Clubhouse

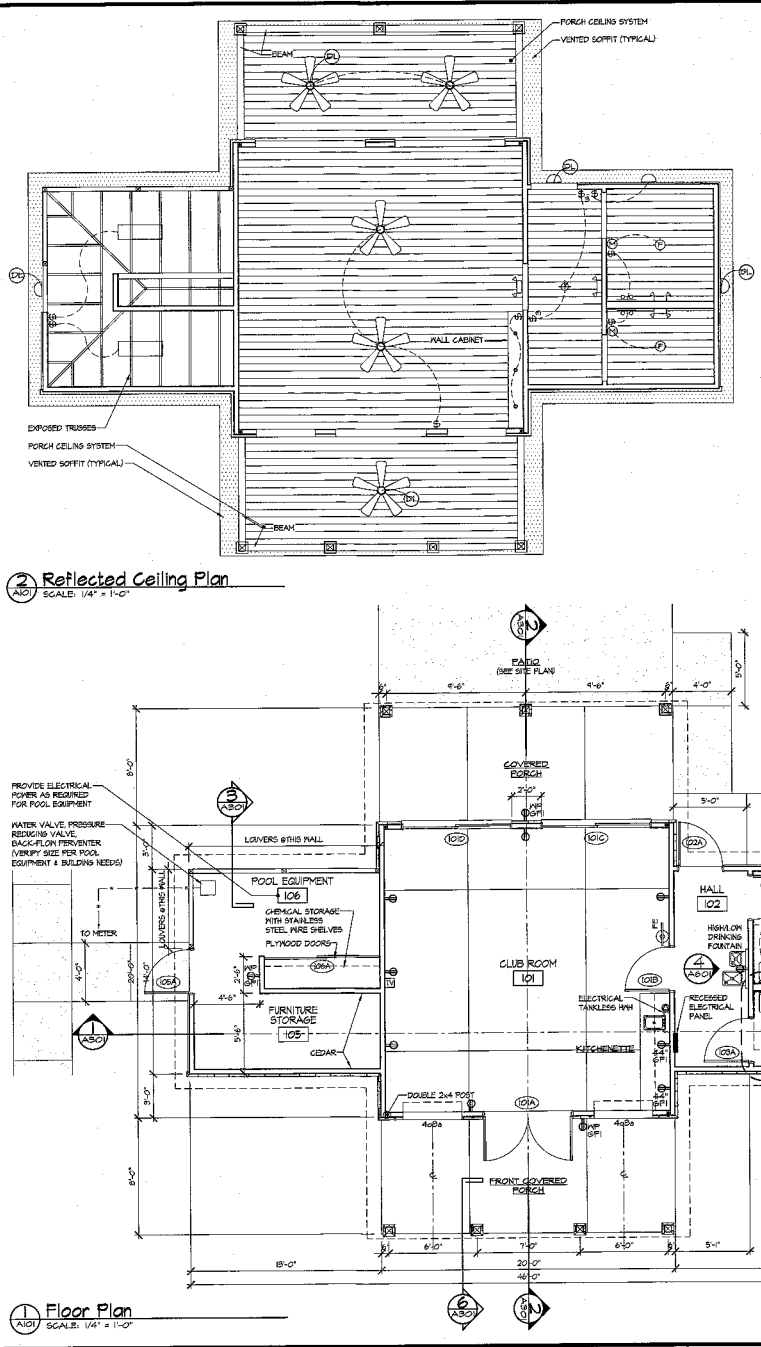
**FL: Electrical Notes**  
FL1 ELECTRICAL PLANS ILLUSTRATE BASIC DESIGN WHEN USED BY ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND REGULATIONS. VERIFY FEATURE SELECTION & LOCATION NUMBER.  
FL2 LIGHT FIXTURES TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE LOCATION SHOWN ON THE ELECTRICAL PLANS. FIXTURES TO ALIGN WITH OTHER LIGHT FIXTURES OR WITH ADJACENT HVAC SANS AND RASGS.  
FL3 GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO REVIEW THE PLANS AND WALK THROUGH THE JOB TO VERIFY THAT THE DESIGN INTENT IS MAINTAINED. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IF ANY ITEMS ARE DIFFERENT FROM THE ELECTRICAL PLANS BEFORE THE INSTALLATION OF FIXTURES, SWITCHES, ETC.  
FL4 GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT, SUCH AS REFRIGERATOR, FREEZER, DISH WASHER, DISPOSAL, COODTOR, OVEN, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROVIDE OUTLET ABOVE RANGE FOR HOVACRANE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.  
FL5 ALL OUTLETS LOCATED NEAR ANY WATER CONDITION TO BE 6 FT. TYPE.  
FL6 SWITCHES & OUTLETS TO BE COORDINATED. PULL & COLOR-MATCHED WITH INTERIOR TRIM.  
FL7 PROVIDE WATERPROOF OUTLETS AS PER PLANS.  
FL8 GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL LOCATIONS OF PHONE OUTLETS, COMPUTER OUTLETS, AND ELECTRONIC DEVICE OUTLETS. ALL COMPUTER OUTLETS TO BE ON A DEDICATED CIRCUIT.  
FL9 GENERAL CONTRACTOR TO VERIFY WITH THE OWNER THE LOCATIONS OF CABLE TV OUTLETS.  
FL10 DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS. SELECTED DIMMER DIMMERS ARE PREFERRED.  
FL11 VERIFY TRIM SIZE FOR ALL DOORS & WINDOWS BEFORE ENTICES ARE LOCATED. LOCATE SWITCHES CLOSE TO TRIM & ALIGN WITH EACH OTHER IF THERE ARE MULTIPLE SWITCHES.  
FL12 BLOCK AND PROVIDE SEPARATE ENTICES TO EACH LIGHT AND GELING PAN.  
FL13 GENERAL CONTRACTOR TO VERIFY WITH ARCHITECT AND/OR LANDSCAPE ARCHITECT THAT ALL OUTLET LOCATIONS ARE PREFERRED.  
FL14 GENERAL CONTRACTOR TO VERIFY WITH OWNER WHETHER EXTERIOR SECURITY LIGHTS ARE DESIRED. IF SO, GENERAL CONTRACTOR TO VERIFY THE TYPE OF FIXTURE LOCATION & COORDINATED SWITCHES.  
FL15 GENERAL CONTRACTOR TO VERIFY ALL THE REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED.  
FL16 PROVIDE HARDWIRED SMOKE DETECTORS, WITH BATTERY BACKUP ON ALL FLOORS. VERIFY WITH LOCAL CODE REQUIREMENTS.  
FL17 N/A  
FL18 N/A  
FL19 PROVIDE 80 CFM VENTILATION PAN FINISHES FOR EACH BATHROOM AND LAVATORY.  
FL20 PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS AND PROVIDE FOR A MINIMUM OF SEVEN SPACES.  
FL21 DEGRADATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER & COORDINATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS.  
FL22 GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION (RECESSED CAN SIZE & TRIM) WITH OWNER.  
FL23 ELECTRIC & GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VENT VERIFY WITH LOCAL UTILITY.  
**P: Plumbing Notes**  
P1 PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES & SAFETY REQUIREMENTS.  
P2 PROVIDE GAS SERVICE TO ALL WATER HEATERS & HVAC EQUIPMENT AS REQUIRED.  
P3 IF WALL PLANTS OR JOISTS ARE CUT DURING THE INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT, PROVIDE BRACINGS TO THE FRAMING BACK TOGETHER.  
P4 LOCATE WATER HEATING IN WATERCLOSET/STAIRS. PROVIDE AUXILIARY DRAIN TO OUTSIDE FOR POSSIBLE OVERFLOW.  
P5 ALL PLUMBING & MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE AWAY FROM PROMINENT VENT. ALL VENT STACKS TO BE FINISH & PAINTED TO GLOSSY MATCH ROOF COLOR.  
P6 PROVIDE HOSE BIBS AS PER FOUNDATION & BS FLOOR PLAN LOCATIONS. GENERAL CONTRACTOR TO COORDINATE THESE LOCATIONS WITH OWNER.  
P7 PROVIDE AN INSIDE MAIN WATER SHUTOFF & PRESSURE REDUCING VALVE AT AN EASILY ACCESSED LOCATION.

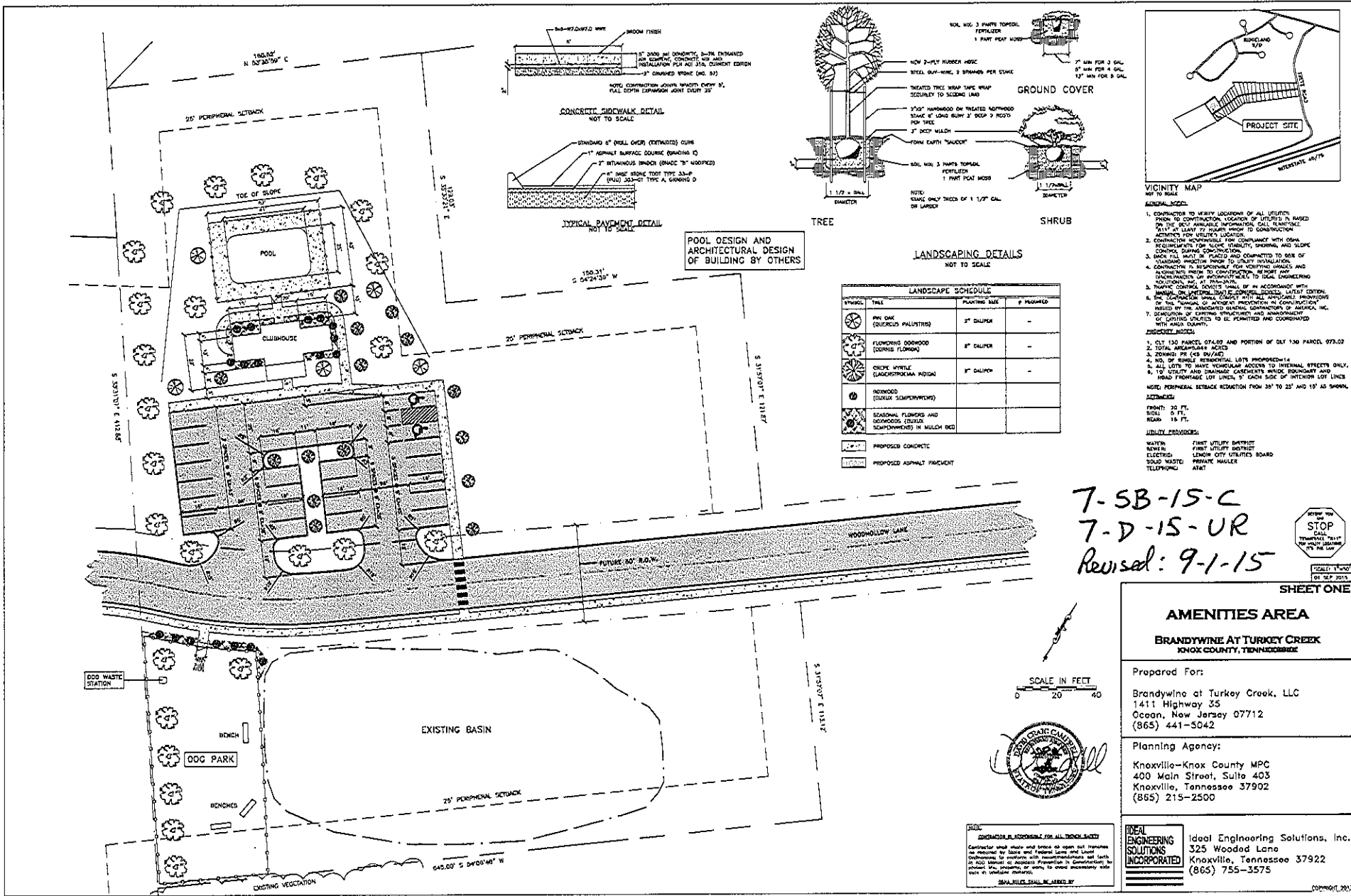
**M: Masonry Notes**  
M1 STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2012.  
**Exterior Plaster**  
M10 EXTERIOR PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2012.  
M10 LATH: PROVIDE ALL LATH AND LATH ATTACHMENTS SHALL BE OF STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A WEATHER-RESISTANT FINISHED PRODUCT. CONTRACTOR TO NOTIFY THE OWNER AND THE ARCHITECT OF ANY ITEMS WHICH ARE PERCEIVED AS POTENTIAL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.  
M11 PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN (3) COATS WHEN APPLIED OVER METAL LATH OR WIRE, AND SHALL BE NOT LESS THAN (2) COATS WHEN APPLIED OVER MASSIVE CONCRETE. PRESSURE-PRESERVATIVE TREATED ROOF OR DECK-RESISTANT JOIST AS SPECIFIED IN IRC SECTION R801.1, OR GYPSUM BACKING. IF THE PLASTER SUBSTRATE IS COMPLETELY COVERED BY VENEER OR OTHER FINISH MATERIAL, OR IS COMPLETELY CONCRETE, PLASTER COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R901.1.  
M12 KEEP SCREENS: (A) A MINIMUM 0.019-INCH (26gs GALVANIZED SHEET), WEATHER-RESISTANT KEEP SCREENED, OR PLASTIC KEEP SCREENED, WITH A WIND-RESISTANT ATTACHMENT FLANGE OF 3/8", SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE OR EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C-740. (B) THE KEEP SCREEN SHALL BE PLACED A MINIMUM OF 4" ABOVE THE BATH OR 2" ABOVE RAISED AREAS, AND SHALL BE OF A TYPE THAT WILL ALLOW TRAFFIC WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (C) THE WEATHER-RESISTANT BARRIER SHALL LAP THE KEEP SCREEN ATTACHMENT FLANGE. (D) THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREEN.  
M13 WATER RESISTIVE BARRIERS: (A) WATER-RESISTIVE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, AND WHERE APPLIED OVER MOIST-RESISTANT TREATED WOOD FRAMING AND INSULATED INTERIOR AND EXTERIOR WITH MINERAL WOOL BATT, PROVIDE NON-DRAINING "DRAFT STOP" AT EACH FLOOR LEVEL. (B) A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER APPLIED BETWEEN JOIST-BASED SHEATHING AND STUCCO SHALL BE OF A DRAINAGE TYPE.  
**Lintel Schedule**  
M14 STEEL LINTELS TO BE BRUSH-COATED WITH RUST-INHIBITIVE PAINT, UNLESS MADE OF CORROSION-RESISTANT STEEL, OR TREATED WITH A CORROSION-RESISTANT COATING. PAINTING THE EXPOSED SURFACES OF THE LINTEL, AFTER INSTALLATION DOES NOT ADEQUATELY PREVENT CORROSION.  
**IN: Insulation Notes**  
IN1 PROVIDE R-4 INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.  
IN2 PROVIDE R-19 BATT INSULATION IN 2x6 WALLS. R-19 IN 2x4 WALLS. MINIMUM R-20 IN FLYING BAYS AND R-11 IN WALL TO CEILING. ALLOW 1/2" MINIMUM AIRSPACE BETWEEN INSULATION AND INSULATION. INSULATION WITH BARRIER TO PARAN SHED NO BARRIERS IN ATTIC UNLESS NOTED OTHERWISE.  
IN3 INSTALL SIDE WALL AND CEILING INSULATION OVER CONTROLS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES, OR HEATING DUCTS. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.  
IN4 FLOORS OVER INVENTED SPACE TO HAVE R-19 INSULATION BETWEEN JOISTS.  
IN5 HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATED WITH R-8. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.  
IN6 ALL DROPPED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 250 & A SMOKE DENSITY RATING OF LESS THAN 450.  
IN7 FILL ALL UNROOFED CMU CELLS WITH VERMICULITE, OR FOAM-IN-PLACE INSULATION IN BASEMENT WALLS.  
**NOTE:**  
POOL EQUIPMENT AND DESIGN BY OTHERS - CONTRACTOR COORDINATE WITH FOUNDATION INSTALLATION.

**C: Construction Notes**  
C1 THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, LOCAL ORDINANCES AND REGULATIONS, ETC. THESE ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS CONTRACT. CONTRACTOR SHALL VERIFY NECESSITIES IN ACCORDANCE WITH ENFORCEMENT OFFICER AND TO AMEND THE PROPOSED CONSTRUCTION AS REQUIRED.  
C2 CONTRACTOR SHALL USE STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A WEATHER-RESISTANT FINISHED PRODUCT. CONTRACTOR TO NOTIFY THE OWNER AND THE ARCHITECT OF ANY ITEMS WHICH ARE PERCEIVED AS POTENTIAL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.  
C3 CONTRACTOR SHALL VERIFY WITH CODES ENFORCEMENT THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL SEEMING CODES AND/OR SNOW LOADS (IF APPLICABLE) AS PER THE LOCAL JURISDICTION.  
C4 THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION NEEDS OR ONLY (2) TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRESS IN CONNECTION WITH THE WORK.  
C5 ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL UNLESS NOTED OTHERWISE. CALL DIMENSIONS ARE TYPICALLY OF 2x4 (3 1/2") CONSTRUCTION.  
C6 WINDOW SIZES INDICATED ON THE PLAN ARE NOTED BY GENERAL WINDOW SIZES OR ABOVE RAISED AREAS. ROUGH OPENINGS REQUIREMENTS WITH THE WINDOW SPECIFIED.  
C7 REFER TO FLOOR PLAN AND EXTERIOR ELEVATIONS FOR THE TYPES OF WINDOWS.  
C8 CONTRACTOR TO ENSURE THAT PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. FLUE HEIGHT TO MEET HEIGHT SHOW OR ELEVATIONS. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DRAFT DAMPER FOR FIREPLACES, STOVES AND ANY APPLIANCE WITH AN OPEN FLAME. ALL FIREPLACE CHASE WALLS TO BE CONSTRUCTED WITH FIRE-RADIANT-TREATED WOOD FRAMING AND INSULATED INTERIOR AND EXTERIOR WITH MINERAL WOOL BATT. PROVIDE NON-DRAINING "DRAFT STOP" AT EACH FLOOR LEVEL.  
C9 CONTRACTOR TO COORDINATE GAS SERVICE REQUIREMENTS WITH THE OWNER AND GAS SUPPLIER.  
C10 CONTRACTOR TO CONSULT AND COORDINATE WITH THE OWNER AND THE PLANS FOR ALL BUILT-IN REQUIREMENTS, INCLUDING SWIMMING, GLOVES, PAINTS, BOOKCASES, ETC.  
C11 CONTRACTOR TO CONSULT AND COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM AND ANY AUDIO, COMPUTER AND TELEVISION (INCLUDING SATELLITE) SYSTEMS.  
C12 PROVIDE FLASHING ABOVE ALL REPAIRS, DOORS AND OTHER OPENINGS TO THE EXTERIOR. PROVIDE KEYS AT MASONRY CAVITY FLASHING SPACED 8" O.C.  
C13 PROVIDE TYVEK HOUSE WRAP-WEATHER BARRIER OVER ALL EXTERIOR WALLS.  
C14 PROVIDE WINDOW AND OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE FLASHING OR EQUAL.  
C15 PROVIDE TRANSITION TRIM AT CHANGE OF FLOOR FINISHES.  
C16 WATERPROOF ALL BASEMENT WALLS BELOW GRADE WITH GRADE "BUTYBUTHER" WATERPROOFING. WATERPROOFING: ELASTICIZED BITUMEN WITH POLYETHYLENE SCREIN, PROVIDE MINIMUM 1" EXTERIOR POLYETHYLENE INSULATION WITH DRAINAGE GROOVES AGAINST MEMBRANE, OR MINIMUM 2" POLYURETHANE INSULATION AGAINST MEMBRANE WITH DRAINAGE MAT. DO NOT BACKFILL DIRECTLY AGAINST MEMBRANE WITHOUT INSULATION AND DRAINAGE PROVISIONS. PROVIDE INTEGRATED FOUNDATION DRAIN AT BASE OF WALL AND DRAIN TO DAYLIGHT.  
C17 THE WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS NOTED ON FRAMINGS.

**F: Floor Plan Notes**  
FP1 DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS CONTRACT.  
FP2 ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL UNLESS OTHERWISE NOTED. STUD WALLS NOT DIMENSIONED ARE TYPICALLY OF 2x4 (3 1/2") CONSTRUCTION.  
**Drivall**  
FP3 DRIVEWAY INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPACING, FINISHES, AND TACKING. MID, FLOAT, AND SAND (3) COATS PRIOR TO PAINTING. ALSO AS FOLLOWS:  
FP4 UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE COVERED WITH 5/8" GYPSUM BOARD, WITH METAL OR PLASTER CORNER BRAD.  
FP5 WALLS COMMON TO GARAGE AND HOUS TO HAVE ONE LAYER OF 5/8" TYPE X 1/2 HOUR FIRE-RATED GYPSUM BOARD ON EACH SIDE.  
FP6 ALL BATH AND TOILET AREA WALLS AND CEILING ADJACENT TO MET AREAS TO HAVE WATER-RESISTANT GYPSUM BOARD.  
FP7 FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, SLABS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1288, C-1289, C-1290 OR C-1292, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE. IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.  
FP8 N/A  
FP9 ALL TRANSPARENT OR TRANSLUCENT PANELS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR 48" OF FLOOR AT BATHROOM, SHOWERS, WET ROOMS, SAUNAS, STEAM ROOMS, OR HOT TUBS, TO BE TEMPERED GLASS OR OTHER SAFETY GLAZING.  
FP10 BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A 40 CFM FAN.  
FP11 CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ENSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS AND ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
FP12 PROVIDE TOPS, SPLASH, LAVATORY, AND JEWELRY TUB PER OWNER'S SELECTIONS.  
FP13 CARPET SHALL BE INSTALLED AS PER THE STANDARD FOR INSTALLATION OF COMMERCIAL CARPET BY THE CARPET AND RUS INSTITUTE.  
**7-SB-15-C**  
**7-D-15-UR**  
**REVISED!**

**SYMBOLS LEGEND**  
WATER PROOF: WP  
GROUND FAULT INTERRUPTER: GFI  
100 ELECTRICAL OUTLET: 100  
CABLE TV BOX: CTB  
220V ELECTRICAL OUTLET: 220V  
LIGHT SWITCH: S  
5-WAY LIGHT SWITCH: S5  
EMERGENCY BATTERY BACKLIGHT: B  
4WS PERSISTENT LIGHT: P  
SURFACE FLUORESCENT WITH PLASTIC COVER: F  
MIRROR LIGHT: M  
48" 1/2" UNDER-CABINET LIGHT: U  
DAYLIGHT SENSOR LIGHT SWITCH: D  
HALL SCENE: H  
SURFACE GELING LIGHT: G  
MOTION LIGHT SWITCH: L  
EXHAUST FAN AND LIGHT: F  
LIGHT AND CEILING FAN: C  
GYPSUM BOARD CEILING: G





7-SB-15-C  
7-D-15-UR  
Revised: 9-1-15



QUALITY CONTROL  
01 SEP 2015

SHEET ONE

**AMENITIES AREA**

**BRANDYWINE AT TURKEY CREEK**  
KNOX COUNTY, TENNESSEE

Prepared For:

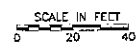
Brandywine at Turkey Creek, LLC  
1411 Highway 35  
Ocean, New Jersey 07712  
(865) 441-5042

Planning Agency:

Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500



Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



**DESIGNER IS RESPONSIBLE FOR ALL TECHNICALITY**  
Contractor shall make and locate all open cut trenches as indicated by lines and Federal Law and Local Ordinances to comply with requirements set forth in all details of proposed construction. Contractor to protect life, property or safety to avoid unnecessary risk in similar matters.

DAVID R. SEAL, P.E. REGISTERED





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

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**[MPC Comment] Brandywine Petition #1**

1 message

**Kirby Purjet** <kpurjet@hotmail.com>

Wed, Sep 2, 2015 at 8:56 AM

Reply-To: kpurjet@hotmail.com

To: "tom.brechko@knoxmpc.org" &lt;tom.brechko@knoxmpc.org&gt;

Cc: "brad.anders@knoxcounty.org" &lt;brad.anders@knoxcounty.org&gt;, "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

September 2, 2015

Mr. Thomas Brechco  
Knoxville - Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
Knoxville, TN 37902

Re: Brandywine at Turkey Creek Phase 3  
File#: 7-SB-15-C

Dear Tom,

Attached please find a petition from the resident owners in Brandywine at Turkey Creek to the MPC regarding the proposed extension of Woodhollow Lane in Phase 3 of the development. The signers of this petition represent 25 of 33 currently occupied homes on Woodhollow Lane who are opposed to the approval of Phase 3. We ask that this petition be included in the materials for the MPC commissioners at their upcoming meeting on September 10, 2015. Please let me know if you have any questions.

On behalf of the petitioners, thank you.

Sincerely,  
Kirby Purjet  
12036 Woodhollow Lane  
Knoxville, TN 37932

Cc: Knox County Commissioner Brad Anders (by email)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)**Brandywine Petition #1.pdf**

8617K

August 29, 2015

**Knoxville-Knox County Metropolitan Planning Commission**  
**Suite 403, City-County Building**  
**400 Main Street**  
**Knoxville, Tennessee 37902**

Re: Brandywine at Turkey Creek Phase 3 file #: 7-SB-15-C  
Proposal to extend Woodhollow Lane

We the following property owners in Brandywine at Turkey Creek residing on Woodhollow Lane, Knox County, TN, urge the Knoxville-Knox County Metropolitan Planning Commission to disapprove the proposed extension of Woodhollow Lane and related 14 lots as presented in the Phase III plans of the development.

Woodhollow is a closed end street. The development was begun with 40 lots and later amended to add 20 more. There are now 60 lots under development with 30+ built and occupied homes. Most homes have at least two cars and a few have more. While the homes have garages, street parking is common. If there are cars parked on both sides of the street, there is barely sufficient space to maneuver. As the rest of the homes are developed and occupied, traffic will increase accordingly. We believe that the roadway will only minimally accommodate previously approved expansion.

We believe that the traffic created by the Phase III extension with the addition of up to 18 homes with 36 or more vehicles will create an unsafe environment for current residents and their children. We are concerned that emergency vehicles will not be able to reach persons or property in distress. There is no ability to widen Woodhollow or in any other way increase its capacity.

Therefore, for the safety and security of the public, we urge that the extension be disallowed.

Cc: Knox County Commissioner Brad Anders - [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)  
MPC Staff Mr. Thomas Brechko - [tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)

Print Name	Address	Signature
Diane Ploof	12052 Woodhollow	Diane Ploof
(NAME REMOVED BY REQUEST)		
Terry Wilson	12006 Woodhollow Ln	Terry Wilson
Donald A. Mossberg	12012 Woodhollow Ln	Donald A. Mossberg
Dianne Tallant	12043 Woodhollow Ln	Dianne Tallant
William R. Bell	12032 Woodhollow	William R. Bell

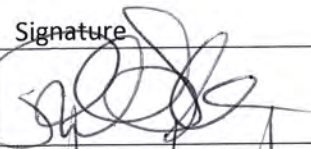
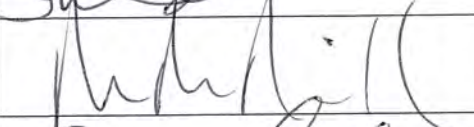
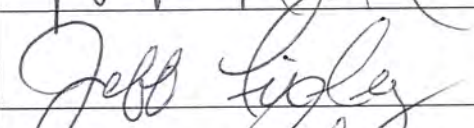
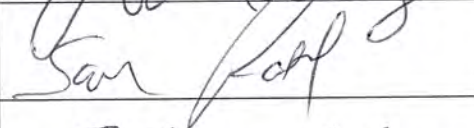
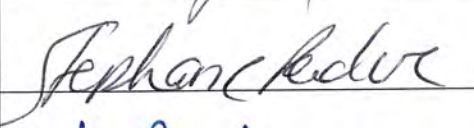
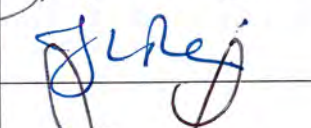
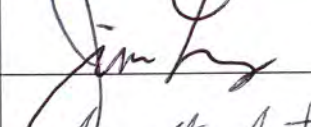
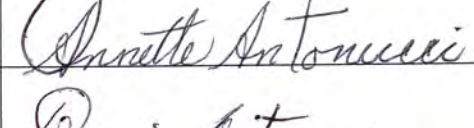
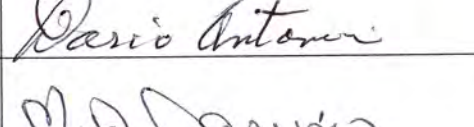
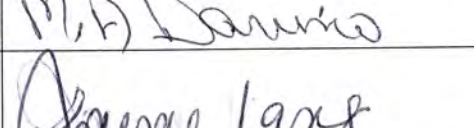
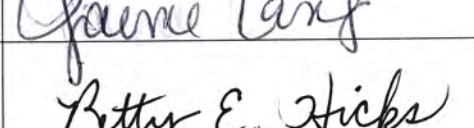
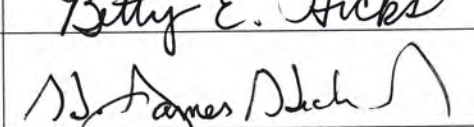
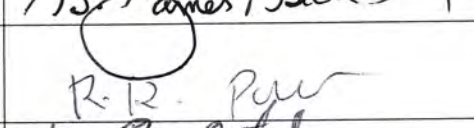
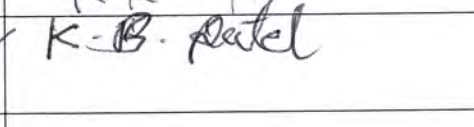
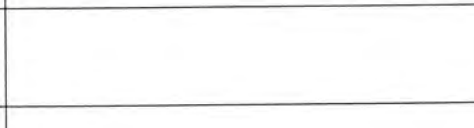


Print Name

Address

Signature

Robert Perdue	12079 Woodhollow Ln	Robert Perdue
Mary Ann Perdue	12079 Woodhollow Ln	Mary Ann Perdue
Stan Leck	12031 Woodhollow Ln	Stan Leck
Cheryl Bell	12032 Woodhollow	Cheryl Bell
Brian Wilson	12006 Woodhollow Ln	Brian Wilson
Dongwan Shin	12088 Woodhollow Ln	Dongwan Shin
Gloria Purjet	12036 Woodhollow Lane	Gloria Purjet
Hisa Collins	12016 Woodhollow Lane	Hisa Collins
Douglas Davino	12048 Woodhollow Ln	Douglas Davino
Judy Mossburg	12012 Woodhollow	Judy Mossburg
Edra Van Valkenburg	12059 Woodhollow Lane	Edra Van Valkenburg
Phyllis Caspata	12122 Woodhollow Ln	Phyllis Caspata
KIRBY PURJET	12036 WOODHOLLOW LANE	Kirby Purjet
Melinda J Bentley	12070 Woodhollow Ln.	Melinda J Bentley
ROBERT J. BENTLEY	12070 Woodhollow LN	Robert J Bentley
Elizabeth Segal	12118 Woodhollow Ln	Elizabeth Segal
David A. Sejal	12118 Woodhollow Lane	David A. Sejal
Darlene Armijo	12060 Woodhollow Lane	Darlene Armijo

Print Name	Address	Signature
Phil Neumiller	12040 Woodhollow	
Marcia Neumiller	12040 Woodhollow	
JEFF Finley	12027 Woodhollow	
SAM Patel	12044	
Stephanie Perdue	12100 Woodhollow	
Julie Reus	12076 Woodhollow Lane	
Jim LANG	12056 WOODHOLLOW LN	
Annette Antonucci	12066 Woodhollow	
Dario Antonucci	12066 Woodhollow Ln.	
M.A. Davino	12048 WOODHOLLOW	
Jaime Lang	12056 Woodhollow	
Betty E. Hicks	12069 Woodhollow Ln.	
H. James Hick	12069 Woodhollow Ln.	
Ranika R Patel	12083 wood hollow Ln	
Ken Patel	12083 WOODHOLLOW LN	



August 29, 2015

**Knoxville-Knox County Metropolitan Planning Commission  
Suite 403, City-County Building  
400 Main Street  
Knoxville, Tennessee 37902**

Re: Brandywine at Turkey Creek Phase 3 file #: 7-SB-15-C  
Proposal to extend Woodhollow Lane

We the following property owners in Brandywine at Turkey Creek residing on Woodhollow Lane, Knox County, TN, urge the Knoxville-Knox County Metropolitan Planning Commission to disapprove the proposed extension of Woodhollow Lane and related 14 lots as presented in the Phase III plans of the development.

Brandywine at Turkey Creek was originally approved by the Knoxville-Knox County Metropolitan Planning Commission in February 2009. In the original plat drawings there is space provided for amenities (pool, clubhouse and Dog Park) at the west end cul-de-sac of Woodhollow Lane. In the minutes of the February 2009 meeting, the developer's representative states that that the community will be built "with elaborate club house facilities and amenities." (*MPC Minutes 2-12-2009, page 7*). Subsequent filings with the MPC have included more refined renditions of the size and placement of the amenities. But there has clearly been a representation of significant amenities from inception.

The developer's web site has included a description of the amenities and each home purchaser was given a rendition similar to the MPC plat but with greater detail. The web site amenities web page, though recently scaled back, states that the amenities will be built in 2014. As of this date, no amenities have been built nor any construction begun. Homeowners sent a letter to the developer in April 2015 requesting a meeting to ascertain the status of the amenities and assurance that they would be built. The developer chose not to respond to that request.

The developer has filed a proposed Phase 3 to the development that would extend Woodhollow Lane. At the MPC meeting on July 9, 2015, two resident owners (Bentley & Tackaberry) spoke to raise concerns about the proposal and how it might affect our promised amenities. You, the MPC, took action to postpone the proposal for 60 days with a request that the developer work out an agreeable resolution with the home owners on the amenities in the interim.

The developer called a meeting of the resident owners on July 18<sup>th</sup>. He told the community what he was planning for the amenities. Due to the loss of space at the cul-de-sac as caused by the proposed extension of Woodhollow, he has significantly reduced the size of the clubhouse from an inferred 3,800 sq. ft. to approximately 800 sq. ft. and to include a community gathering room of 400 sq. ft. He has additionally decided that there would be no HVAC in the space. There was no requested feedback.

On August 15<sup>th</sup> the resident owners sent the developer a letter indicating our objection to the significantly reduced facilities, and have offered a reasonable compromise that we believe will both fit the altered space and provide a more cost effect, but functional club house. We have received a letter from the developer's attorney stating that the developer has absolute and final authority to do what he wants. No offer was made for additional conversation.

We believe that we have made every effort to engage the developer in conversation and find a workable solution. Regrettably, despite the MPC's encouragement that there be a conversation between the community and developer, he has chosen to ignore your requests. We further believe that in the Phase 3 proposal, the developer is taking space that has been committed to common property of the community and converting it to his own financial advantage. Many of us are concerned that he doesn't actually plan to build the amenities at all.



While the MPC may not have any particular authority over a dispute about amenities, we do believe that you have the authority to deny the proposed extension of Woodhollow Lane based on infringement on previous designation of common property without the consent of the majority of resident owners.

Therefore, we ask that the MPC deny the Phase 3 proposal.

Cc: Knox County Commissioner Brad Anders - [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)  
 MPC Staff Mr. Thomas Brechko - [tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)

Print Name	Address	Signature
(NAME REMOVED BY REQUEST)		
Terry Wilson	12006 Woodhollow Ln	Terry Wilson
Arcaine Tallant	12043 Woodhollow Ln	Arcaine Tallant
Donna A. Mossburn	12012 Woodhollow Ln	Donna Mossburn
Robert Perdue	12079 Woodhollow Ln	Robert Perdue
Mary Ann Perdue	12079 Woodhollow Ln	Mary Ann Perdue
William R Bell	12032 Woodhollow	William R Bell
Cheryl Bell	12032 Woodhollow	Cheryl Bell
Brian Wilson	12006 Woodhollow Ln	Brian Wilson
Dongwon Shim	12088 Woodhollow Ln	Dongwon Shim
Stacia Becker	12031 Woodhollow Ln	Stacia Becker
Douglas <sup>Davis</sup>	12048 Woodhollow Ln	Douglas Davis
Gloria Purjet	12036 Woodhollow lane	Gloria Purjet
Hyllis Caputo	12122 Woodhollow	Hyllis Caputo



Print Name	Address	Signature
Judy Mossburg	12012 Woodhollow Lane	Judy Mossburg
Hisa Collins	12016 Woodhollow Lane	Hisa Collins
Elena Vankalkeberg	12059 Woodhollow Lane	Elena Vankalkeberg
Diane Probst	12052 Woodhollow	Diane Probst
KIRBY PURJET	12036 Woodhollow CANS	Kirby Purjet
Melinda J Bentley	12070 Woodhollow Ln.	Melinda J Bentley
Robert J. Bentley	12070 Woodhollow Ln	Robert J Bentley
Elizabeth Segal	12118 Woodhollow Ln	E Segal
David A. Segal	12118 Woodhollow Ln	David A. Segal
Darlene Armijo	12060 Woodhollow Ln	Darlene Armijo
Phil Neumiller	12040 Woodhollow	Phil Neumiller
Marcia Neumiller	12040 Woodhollow	Marcia Neumiller
Jeff Finley	12027 Woodhollow	Jeff Finley
Helen Peter	12044 Woodhollow	Helen Peter
Stephanie Perko	12100 Woodhollow	Stephanie Perko
Julie Reus	12076 Woodhollow Lane	Julie Reus
Jim LANG	12056 Woodhollow Ln	Jim Lang
Dario Antonucci	12066 Woodhollow Ln	Dario Antonucci

Print Name	Address	Signature
Annette Antonucci	12066 Woodhollow	Annette Antonucci
M. A. DAVINO	12048 Woodhollow Ln	M. A. Davino
Jaime Lang	12056 Woodhollow Ln	Jaime Lang
Betty E. Hicks	12069 Woodhollow Ln.	Betty E. Hicks
H. James Hicks	12069 Woodhollow Ln.	H. James Hicks
Michele Easterday	12035 Woodhollow Ln	Michele Easterday
Ray Easterday	12035 Woodhollow Ln	Ray Easterday
Ramila Patel	12083 Woodhollow Ln	R. R. P.
Ken Patel	12083 Wood Hollow Lane	K. A. Patel





7-SB-15-C / 7-D-15-UR

Tom Brechko &lt;tom.brechko@knoxmpc.org&gt;

## Brandywine at Turkey Creek additional documents

2 messages

Kirby Purjet &lt;kpurjet@hotmail.com&gt;

Mon, Aug 31, 2015 at 9:02 AM

To: "tom.brechko@knoxmpc.org" &lt;tom.brechko@knoxmpc.org&gt;

Cc: "mjbentley@tds.net" &lt;mjbentley@tds.net&gt;, "gpurjet@hotmail.com" &lt;gpurjet@hotmail.com&gt;, "jeff\_finley@hillspet.com" &lt;jeff\_finley@hillspet.com&gt;, "jim.lang@tateandlyle.com" &lt;jim.lang@tateandlyle.com&gt;, "domoburg@aol.com" &lt;domoburg@aol.com&gt;, "wrb31552@yahoo.com" &lt;wrb31552@yahoo.com&gt;, "sperdue@childhelp.org" &lt;sperdue@childhelp.org&gt;, "easegal1123@gmail.com" &lt;easegal1123@gmail.com&gt;

August 31, 2015

Mr. Thomas Brechko  
 Knoxville - Knox County Metropolitan Planning Commission  
 400 Main St, Suite 403  
 Knoxville, TN 37902

Re: Brandywine at Turkey Creek Phase 3  
 File#: 7-SB-15-C

Dear Tom,

Melinda Bentley sent you a copy of a letter that the resident owners in Brandywine at Turkey Creek sent to Mr. Bruce Matzel, developer, on August 15, 2015 detailing our concerns regarding amenities promised to be built. In that letter, we asked for a meeting to discuss a workable solution to our disagreements. Mr. Matzel's response was in the form of the attached letter from his attorney essentially telling us that he has absolute authority and we have no voice in the matter. I believe that this response is important to be in the Brandywine file at MPC along with our letter.

Of additional interest was a letter individually addressed to each homeowner included with the attorney letter asking for us to agree or disagree with Mr. Matzel's proposed amenities. His intent, as indicated in the letter, is to share the responses with the MPC. But of significant importance in his letter is the attachment of a rendering of the location and relative size of the amenities to which he refers in the letter as "...items that were presented to you at the time you purchased your home..." While none of us are able to produce deeds or sales documents with the guarantee of amenities, he has clearly gone on record as having promised them as part of the purchase. And, by including the rendering that shows the clubhouse to be approximately 4 times the size of the pool, has gone on record with a representation upon which we relied in making our purchase.


I believe that both of these documents are particularly relevant to the upcoming meeting of the MPC on September 10th and will leave it to your discretion if they should be distributed to the commissioners or held and available as necessary.

Thanks,  
 Kirby Purjet  
 12036 Woodhollow Lane  
 Knoxville, TN 37932

Cc: Brandywine homeowners representative group

### 2 attachments

Matzel Amenities letter 8-24-15.pdf  
 128K

 **Matzel Amenities response 8-19-15.pdf**  
88K

---

**Tom Brechko** <tom.brechko@knoxmpc.org>  
To: Kirby Purjet <kpurjet@hotmail.com>

Mon, Aug 31, 2015 at 1:32 PM

Mr. Purjet,

The letter from the resident owners along with your email and attachments, and any future correspondence will be provided to the Planning Commission.

Tom Brechko  
[Quoted text hidden]

August 24, 2015

Kirby and Gloria Purjet  
12036 Woodhollow Lane  
Knoxville, TN 37932

Dear Mr. and Mrs. Purjet:

You're receiving this letter because I would like to have, in writing, your feelings regarding the original amenities plan presented by me for the Brandywine at Turkey Creek development. I'm soliciting your input so that I will have written documentation (1) that I can present to the Metropolitan Planning Commission (MPC) at their next meeting and (2) that will allow us to move forward with the construction of your amenities in an expeditious manner.

The amenities include the four items that were presented to you at the time you purchased your home here: (1) a clubhouse, (2) a 25' by 40' pool, (3) a dog park, and (4) a terrace with two barbeque areas. To refresh your memory, attached here are a copy of the conceptual design for the clubhouse and an architectural rendering (sketch) of the locations of the clubhouse (pool house), pool, dog park (dog run), and terrace with barbeque area.

Your documented feedback is appreciated so that we may move forward in an expeditious manner. Please indicate your approval (or disapproval) in the space provided below and sign, date, and return this letter to the office. I would like to have this information by August 26.

Sincerely,



Bruce Matzel

Attachments: 3

I (or we) approve plans for moving forward with the construction of the clubhouse, pool, dog park, and barbeque areas at the Brandywine at Turkey Creek residential community presented by Bruce Matzel.

Yes \_\_\_\_\_

I (or we) do not approve plans for moving forward with the construction of the clubhouse, pool, dog park, and barbeque area at the Brandywine at Turkey Creek residential community presented by Bruce Matzel.

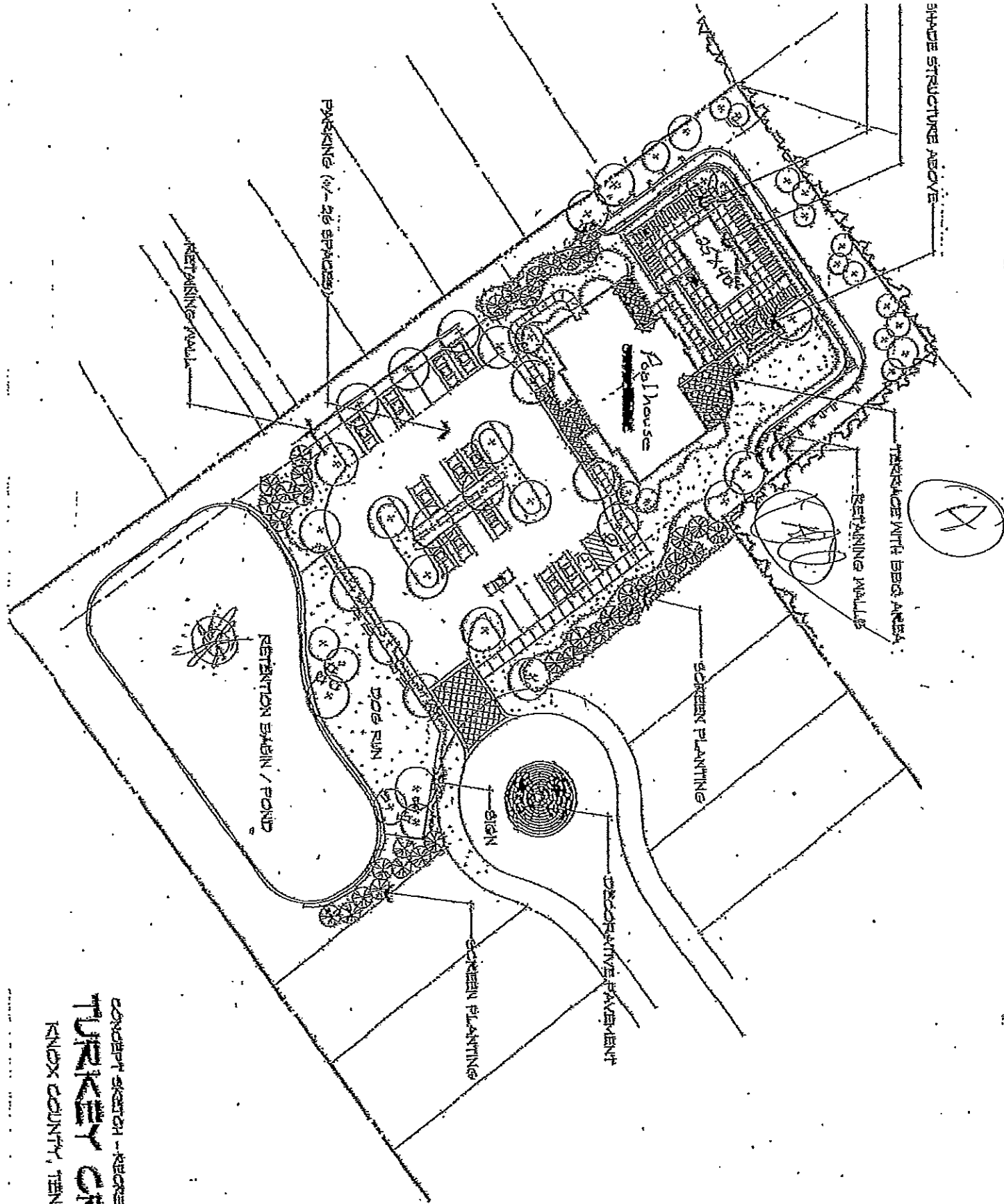
No \_\_\_\_\_

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Date



12036 Woodhollow Lane; Knoxville, TN 37932 • [www.brandywineatturkeycreek.com](http://www.brandywineatturkeycreek.com)



SHADE STRUCTURE ABOVE

RETAINING WALL WITH BACK AREA

RETAINING WALLS

SCREEN PLANTING

Ball House

DECORATIVE PAVEMENT

SIGN

SCREEN PLANTING

DOG RUN

RETENTION BASIN / POND

PARKING (w/ 26 SPACES)

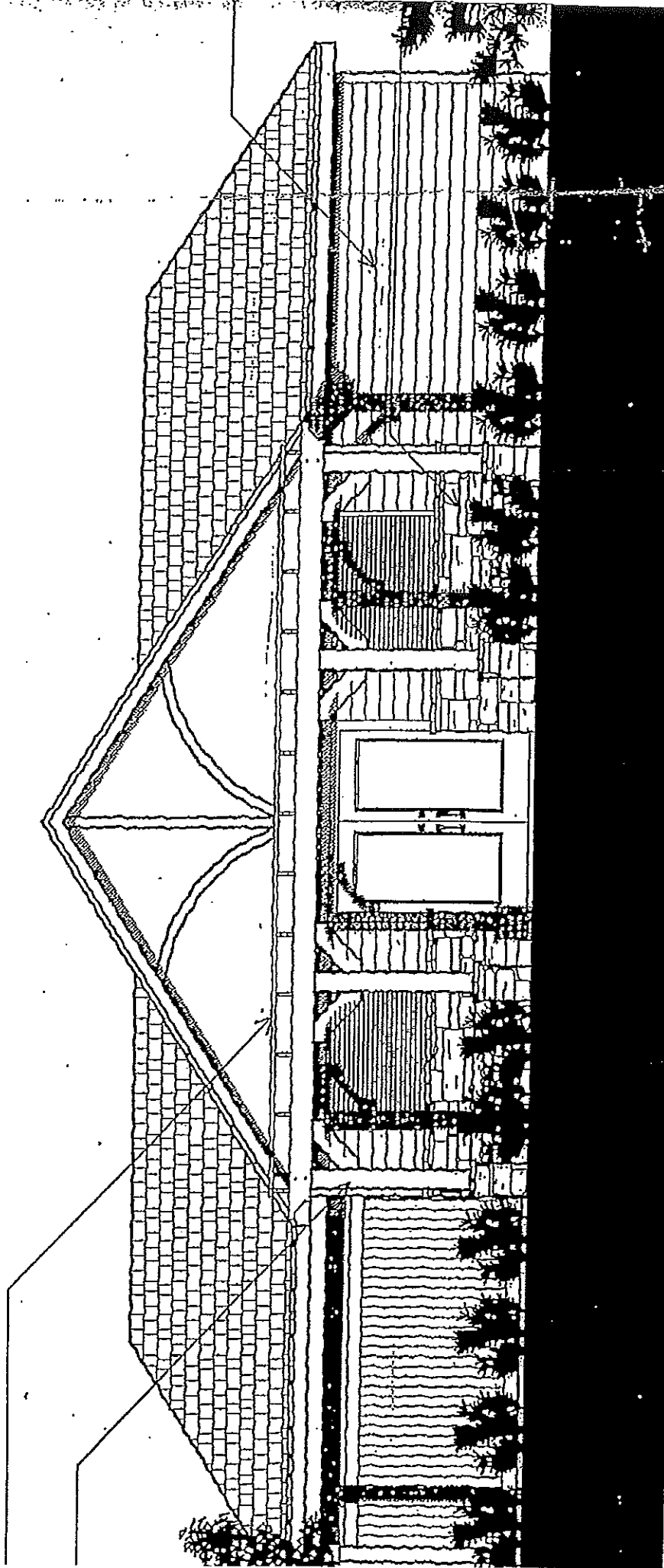
RETAINING WALL

(A)



CONCEPT SKETCH - RECREATION AREA  
**TURNER CORP.**  
 INDOX COUNTY, TENNESSEE

Turner Corp.  
 1000 ...  
 Nashville, TN 37203  
 615-251-1000



*Elevation*

C-1-1011-41 VII

THE LAW OFFICES OF  
**McGEHEE & COLE, P.C.**

Daniel F. McGehee  
R. Deno Cole  
Sherif Guindi  
Matthew T. Tuck

The Stuart Building  
709 Market Street  
Knoxville, Tennessee 37902

Telephone: (865) 281-8400  
Facsimile: (865) 281-8462

**E-Mail Address:**  
mtuck@matthewtucklaw.com

**Mailing Address:**  
Post Office Box 11054  
Knoxville, Tennessee 37939

August 19, 2015

RE: Brandywine at Turkey Creek Homeowners' Association

Dear Homeowner:

Recently I was contacted by Bruce Matzel, managing-member of Brandywine at Turkey Creek, LLC, regarding some issues and confusion that have arisen with some of the homeowners as to the design of the development's amenities as well as the operations of the Brandywine at Turkey Creek Homeowners' Association (the "HOA".) In regards to the design of the amenities, a small number of homeowners recently presented Mr. Matzel with a letter that proposes to alter the original plans of the common property. Secondly, regarding the operations of the HOA, the question of when and how the HOA will be turned over to the community homeowners was raised. As such, Mr. Matzel asked me to put together this brief explanation for your benefit.

Regarding the proposal to alter the original design of some of the amenities, a letter dated August 15, 2015 was presented to Mr. Matzel, which outlines a number of design changes to the various amenities that are in line to be constructed in Brandywine. The Declaration of Covenants, Conditions, Restrictions, and Easements (the "Master Deed") makes it clear that during the Declarant Control Period the developer shall have complete discretion in the design and construction of the initial improvements of Brandywine. Specifically, Section 8.1 of Article 8 of the Master Deed, which deals with "Architectural Control," sets forth in pertinent part:

"the initial improvements constructed in the Community and all architectural modifications thereto that are made by Declarant shall not be subject to approval by the ACC or otherwise subject to this Article 8."

As such, Brandywine at Turkey Creek, LLC retains the sole right to design and construct the amenities as it sees fit.

Secondly, prior to discussing the specific issue of "when will the HOA be turned over to the homeowners," I feel it proper to provide you with a brief description of the exactly what the HOA is and what it does. First, the HOA is a chartered Tennessee Not-For-Profit Corporation, with a charter filed with the Secretary of State in Nashville. Secondly, the HOA is governed by three specific documents: 1) the Charter filed with the Secretary of State; 2) the Bylaws of the

HOA filed with the Knox County Register of Deeds; and, 3) the Master Deed also filed with the Knox County Register of Deeds. Finally, in brief terms, the Charter generally outlines the powers of the HOA, the Bylaws set forth the procedural mechanisms by which the HOA and its' accompanying Board of Directors will operate, and the Master Deed, as its' name implies, sets forth the covenants, conditions, restrictions, and easements by which each homeowner must abide.

Turning to the specific question of "when will the HOA be turned over to the homeowners?" This question is governed by certain provisions found in both the Bylaws of the HOA as well as the Master Deed. First, Brandywine is currently in what is defined as the "Declarant Control Period," with Article II, Section 2.12 of the Master Deed defining this to mean:

"the period of time during which the Declarant is authorized to appoint and remove the members of the Board of Directors as provided in Article III, Part A, Section 2 of the Bylaws."

Additionally, Article II, Section 2.11 defines in relevant part the "Declarant" as:

"Brandywine at Turkey Creek, LLC, a Tennessee limited liability company, its respective successors and assigns, provided such successors and/or assigns are designated in writing by Declarant as a successor and/or assign of the rights of the Declarant set forth herein."

Secondly, Article III, Part A, Section 2 of the Bylaws sets forth that during the Declarant Control Period, the:

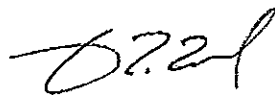
"Declarant shall have exclusive authority to appoint and remove directors and officers until the earlier of: (1) seven (7) years after the recording of the Declaration, (2) if Declarant's option to add Additional Property to the Community has expired or Declarant has submitted all the Additional Property to the Community, sixty (60) days after the date as of which one hundred percent (100%) of the total Lots have been conveyed by Declarant to Owners other than a person constituting Declarant, or (3) the surrender in writing by Declarant of the authority to appoint and remove officers and directors of the Association."

Finally, Article III, Part A, Section 3 sets forth in relevant part:

"After termination of the Declarant Control Period, the Association shall call a meeting at which Owners shall elect three (3) persons."

If you have any questions or concerns, or would like copies of the referenced documents, please feel free to contact me via telephone or email listed-above.

Sincerely,



Matthew T. Tuck  
Attorney at Law

August 15, 2015

Bruce Matzel  
Brandywine at Turkey Creek, LLC  
12023 Woodhollow Lane  
Knoxville, TN 37932

Dear Mr. Matzel,

Following our meeting of Saturday, July 18th, the resident owners of Brandywine have identified a small representational group as a point of contact to address the concerns and issues we have in relation to the amenities discussed. That list of representatives can be found below.

Our understanding of the location and size of amenities comes from the original concept plan as proposed and approved by the Knoxville/Knox County Metropolitan Planning Commission as well as the description of the amenities posted on the Brandywine web site as recent as February 16, 2015. While the exact dimensions of the clubhouse are not included in the plan, its relationship in ratio to the pool suggests that the overall building footprint is about 45' x 85' (+/-3,800 sf) and the main gathering room about 45' x 45' (+/-2,000 sf). Most of us purchased our homes with that understanding. (see attached concept plans)

The revised plan that you are submitting in conjunction with the requested extension of Woodhollow Lane and based on your statement that the clubhouse would be about 20' x 20' (400 sf) represents a significant change in size. The size you propose is entirely too small for our community. Your proposed extension of the road is taking away the space intended for our club house while not providing a satisfactory alternative.

You additionally stated that the clubhouse would not be air-conditioned or heated based on a lack of willingness of the HOA to pay the utility costs. The utility costs would be negligible and the lack of a/c or heat effectively makes the space unusable. A large majority of owners are adamant that these conditions are not acceptable.

Based on the International Building Code, the amount of space required for A-3 buildings with non-fixed seating would be 7 sf per person. Assuming a meeting of all households (74) and 2 representatives each, we could probably be satisfied with 1,050 sf in the common room with additional adequate space provided for rest rooms, shower, service kitchen, storage and electrical/mechanical space.

The clubhouse needs properly sized air-conditioning and heating for all public spaces and rest rooms. We would additionally request that separately-switched ceiling fans be installed in the common room. We also need a single service kitchen with good quality appliances (oven/range/microwave/refrigerator with freezer/dishwasher/sink) for food preparation and reheating and with adequate cabinet storage and ease of cleaning for community gatherings.

We expect the same level of quality, utility and attention to detail in the pool, its surrounding area and the dog run. The original pool plans provide for trellised areas for shaded seating and a space designated for outdoor grilling. For safety, the pool needs appropriate fencing. The dog run needs adequate fencing, good sod, effective drainage and shaded seating for dog owners –



all as promised. All of the amenities need sufficient outdoor lighting for safety as well as evening use.

We have been working with Thomas Brechko of the MPC and have given careful consideration to our needs as a community. Mr. Brechko has shared with us that we must indicate our acceptance of the proposed amenities building and pool in order to obtain MPC approval for the amenities areas, as discussed at the MPC meeting.

We feel that before there is an extension of Woodhollow Lane, the amenities that have been promised and are still being advertised as a drawing point for buying a home in this subdivision be completed to our satisfaction. Otherwise, we will strongly oppose the extension of Woodhollow Lane and building of future homes in the new section.

If the road extension is granted, it is our assumption that the parking lot could be reduced by as many as seven spaces. This, combined with the reduction in the size of the clubhouse from the original plans to our more modest proposal should reduce your overall cost and still allow for the quality we seek.

It is not our intent to stand in the way of your hoped extension, only that we can be assured of getting that which was promised to us from the beginning. If you agree to provide the amenities as stated above, please indicate so on the Attachment A with initials as indicated, date, sign and return. A formal response to this letter is requested within 7 days of your receipt.

We are willing to meet at a time convenient to all to discuss our continued concerns and work toward an amenable agreement. Please be in communication with either the Bentley's or us to schedule a time to meet.

Sincerely,  
Kirby Purjet

On behalf of  
Owners Representatives:  
Mossburg (12012)  
Finley (12027)  
Bell (12032)  
Purjet (12036)  
Lang (12056)  
Bentley (12070)  
Perdue (12100)  
Segal (12118)

CC: Tom Brechko, Knoxville/Knox County Metropolitan Planning Commission

## Attachment A

### Summary of Resident Requirements:

Clubhouse with a minimum of 1,050 square feet of functional meeting area and additionally:

- Storage area for pool and mechanical
- Separately switched ceiling fans
- Bathrooms
- Showers
- Properly sized air-conditioning and heating for meeting, bathrooms, single service kitchen

Single service kitchen with counters and cabinets and appliances:

- Oven/range
- Microwave
- Refrigerator/freezer
- Dishwasher
- Double sink

25 x 40 foot Gunnite lined pool with:

- Trellised area for shaded seating
- Outdoor grill area
- Fenced and lighting per code

Dog Park:

- Fenced dog run area
- Sod covering entire run area
- Effective drainage
- Shaded seating area for dog owners
- Waste receptacles

Agreed and accepted as indicated by initials above this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

Bruce Matzel  
Brandywine at Turkey Creek, LLC

# **Brandywine at Turkey Creek**

12023 Wood Hollow Lane  
Knoxville, TN 37932

Metropolitan Planning Commission  
Attn: Tom Brechko  
400 Main St – Ste 403  
Knoxville, TN 37902

Re: Letter from Homeowner

Dear Tom:

Attached is a copy of the letter from one of the owners at Brandywine at Turkey Creek as I said would be coming.

Thanks for your help.

Bruce Matzel  
732-616-3386

**To Whom It May Concern:**

**Date: July 30, 2015**

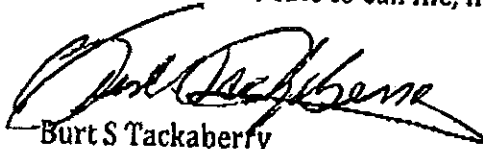
**I live at 12075 Woodhollow Lane, Knoxville, TN 37932 (Brandywine at Turkey Creek subdivision).**

**I was in attendance at the last Knoxville, TN, MPC Board Meeting and spoke up concerning the Brandywine at Turkey Creek Phase III issue.**

**I now have no objection for Phase III at Brandywine at Turkey Creek and the additional 14 lots to proceed as scheduled.**

**I have no objection to starting the pool, clubhouse and dog park construction. The sooner the additional lots and the pool, clubhouse and dog park are started and built, the better for the HOA and the overall cost associated with the HOA.**

**Please do not hesitate to call me, if necessary.**



**Burt S Tackaberry**  
**[Stack2378@gmail.com](mailto:Stack2378@gmail.com)**  
**865-964-0491**

August 29, 2015

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

Re: Brandywine at Turkey Creek Phase 3 file #: 7-SB-15-C  
Proposal to extend Woodhollow Lane

We the following property owners in Brandywine at Turkey Creek residing on Woodhollow Lane, Knox County, TN, urge the Knoxville-Knox County Metropolitan Planning Commission to disapprove the proposed extension of Woodhollow Lane and related 14 lots as presented in the Phase III plans of the development.

Brandywine at Turkey Creek was originally approved by the Knoxville-Knox County Metropolitan Planning Commission in February 2009. In the original plat drawings there is space provided for amenities (pool, clubhouse and Dog Park) at the west end cul-de-sac of Woodhollow Lane. In the minutes of the February 2009 meeting, the developer's representative states that that the community will be built "with elaborate club house facilities and amenities." (*MPC Minutes 2-12-2009, page 7*). Subsequent filings with the MPC have included more refined renditions of the size and placement of the amenities. But there has clearly been a representation of significant amenities from inception.

The developer's web site has included a description of the amenities and each home purchaser was given a rendition similar to the MPC plat but with greater detail. The web site amenities web page, though recently scaled back, states that the amenities will be built in 2014. As of this date, no amenities have been built nor any construction begun. Homeowners sent a letter to the developer in April 2015 requesting a meeting to ascertain the status of the amenities and assurance that they would be built. The developer chose not to respond to that request.

The developer has filed a proposed Phase 3 to the development that would extend Woodhollow Lane. At the MPC meeting on July 9, 2015, two resident owners (Bentley & Tackaberry) spoke to raise concerns about the proposal and how it might affect our promised amenities. You, the MPC, took action to postpone the proposal for 60 days with a request that the developer work out an agreeable resolution with the home owners on the amenities in the interim.

The developer called a meeting of the resident owners on July 18<sup>th</sup>. He told the community what he was planning for the amenities. Due to the loss of space at the cul-de-sac as caused by the proposed extension of Woodhollow, he has significantly reduced the size of the clubhouse from an inferred 3,800 sq. ft. to approximately 800 sq. ft. and to include a community gathering room of 400 sq. ft. He has additionally decided that there would be no HVAC in the space. There was no requested feedback.

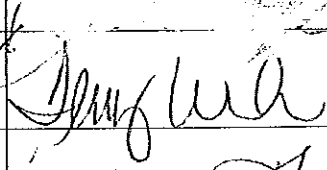
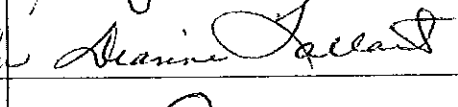
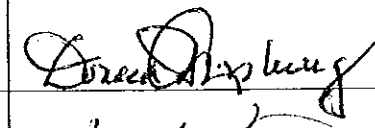
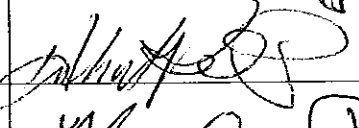
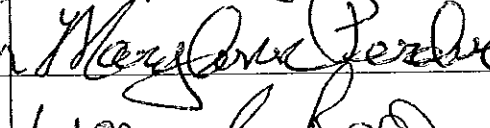
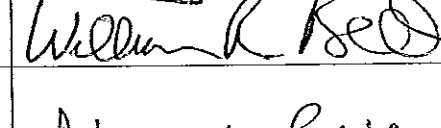
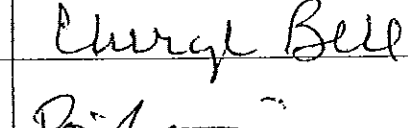
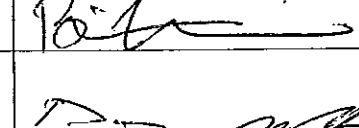
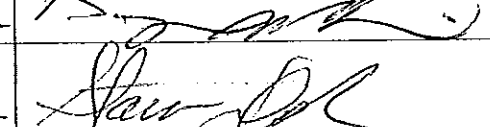
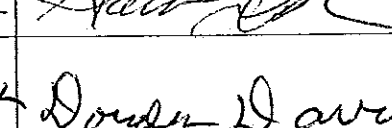
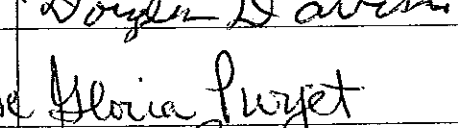
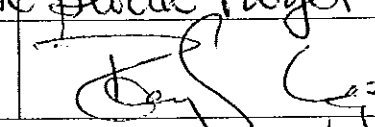

On August 15<sup>th</sup> the resident owners sent the developer a letter indicating our objection to the significantly reduced facilities, and have offered a reasonable compromise that we believe will both fit the altered space and provide a more cost effect, but functional club house. We have received a letter from the developer's attorney stating that the developer has absolute and final authority to do what he wants. No offer was made for additional conversation.

We believe that we have made every effort to engage the developer in conversation and find a workable solution. Regrettably, despite the MPC's encouragement that there be a conversation between the community and developer, he has chosen to ignore your requests. We further believe that in the Phase 3 proposal, the developer is taking space that has been committed to common property of the community and converting it to his own financial advantage. Many of us are concerned that he doesn't actually plan to build the amenities at all.

While the MPC may not have any particular authority over a dispute about amenities, we do believe that you have the authority to deny the proposed extension of Woodhollow Lane based on infringement on previous designation of common property without the consent of the majority of resident owners.

Therefore, we ask that the MPC deny the Phase 3 proposal.

Cc: Knox County Commissioner Brad Anders - [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)  
 MPC Staff Mr. Thomas Brechko - [tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)

Print Name	Address	Signature
(NAME REMOVED BY REQUEST)		
Terry Wilson	12006 Woodhollow Ln	
Alexis Jallant	12043 Woodhollow Ln	
DANIEL A. MOSSBACHER	12012 Woodhollow Ln	
Robert Perdue	12079 Woodhollow Ln	
Mary Ann Perdue	12079 Woodhollow Ln	
William R Bell	12032 Woodhollow	
Cheryl Bell	12032 woodhollow	
Brian Wilson	12006 Woodhollow Ln	
Dongwon Shim	12088 Woodhollow Ln	
STACI A BECKER	12031 Woodhollow Ln	
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Hyllis Caputo	12122 Woodhollow	

Print Name	Address	Signature
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Melinda J Bentley	12070 Woodhollow Ln.	Melinda J Bentley
Robert J. Bentley	12070 Woodhollow Ln	Robert J Bentley
Elizabeth Segal	12118 Woodhollow Ln	E Segal
David A. Segal	12118 Woodhollow Ln	David A. Segal
Darkne Armijo	12060 Woodhollow Ln	Darkne Armijo
Phil Neumiller	12040 Woodhollow	Phil Neumiller
Marcia Neumiller	12040 Woodhollow	Marcia Neumiller
Jeff Finley	12027 Woodhollow	Jeff Finley
Heather Petal	12044 Woodhollow	Heather Petal
Stephanie Petal	12100 Woodhollow	Stephanie Petal
Julie Reus	12076 Woodhollow Lane	Julie Reus
Jim LANG	12056 Woodhollow Ln	Jim Lang
Dario Antonucci	12066 Woodhollow Ln	Dario Antonucci

Print Name	Address	Signature
Annette Antonucci	12066 Woodhollow	Annette Antonucci
M. A. Davino	12048 Woodhollow Ln	M. A. Davino
Jaime Lang	12056 Woodhollow Ln	Jaime Lang
Betty E. Hicks	12069 Woodhollow Ln.	Betty E. Hicks
H. James Hicks	12069 Woodhollow Ln.	H. James Hicks
Michele Easterday	12035 Woodhollow Ln	Michele Easterday
Ray Easterday	12035 Woodhollow Ln	Ray Easterday
Ramila Patel	12083 Woodhollow Ln	R. B. Patel
Ken Patel	12083 Woodhollow Ln	K. B. Patel



August 29, 2015

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

Re: Brandywine at Turkey Creek Phase 3 file #: 7-SB-15-C  
Proposal to extend Woodhollow Lane

We the following property owners in Brandywine at Turkey Creek residing on Woodhollow Lane, Knox County, TN, urge the Knoxville-Knox County Metropolitan Planning Commission to disapprove the proposed extension of Woodhollow Lane and related 14 lots as presented in the Phase III plans of the development.

Woodhollow is a closed end street. The development was begun with 40 lots and later amended to add 20 more. There are now 60 lots under development with 30+ built and occupied homes. Most homes have at least two cars and a few have more. While the homes have garages, street parking is common. If there are cars parked on both sides of the street, there is barely sufficient space to maneuver. As the rest of the homes are developed and occupied, traffic will increase accordingly. We believe that the roadway will only minimally accommodate previously approved expansion.

We believe that the traffic created by the Phase III extension with the addition of up to 18 homes with 36 or more vehicles will create an unsafe environment for current residents and their children. We are concerned that emergency vehicles will not be able to reach persons or property in distress. There is no ability to widen Woodhollow or in any other way increase its capacity.

Therefore, for the safety and security of the public, we urge that the extension be disallowed.

Cc: Knox County Commissioner Brad Anders - [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)  
MPC Staff Mr. Thomas Brechko - [tom.brechko@knoxmpc.org](mailto:tom.brechko@knoxmpc.org)

Print Name	Address	Signature
Diane Ploof	12052 Woodhollow	Diane Ploof
(NAME REMOVED BY REQUEST)		
Terry Wilson	12006 Woodhollow Ln	Terry Wilson
DONALD A. MOSSBERG	12012 WOODHOLLOW LN	Donald A. Mossberg
Dianne Tallant	12043 Woodhollow Ln	Dianne K. Tallant
William R. Bell	12032 Woodhollow	William R. Bell

Print Name

Address

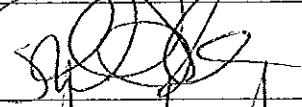
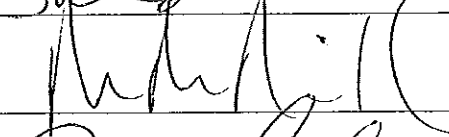
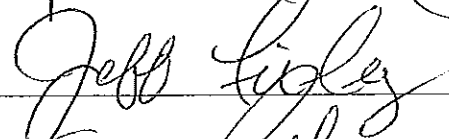
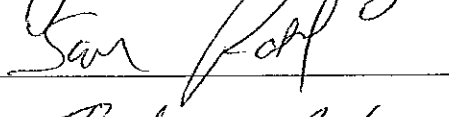
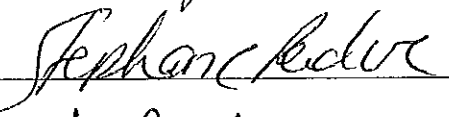
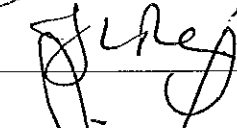
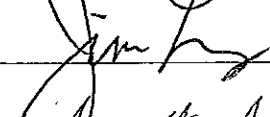

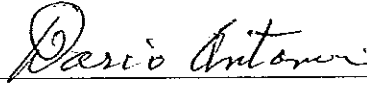

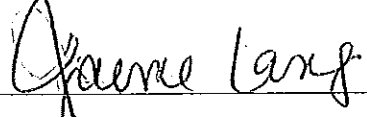
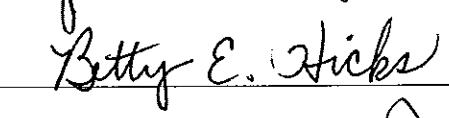
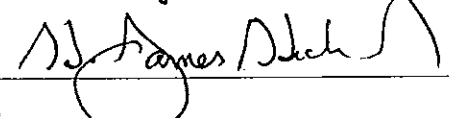
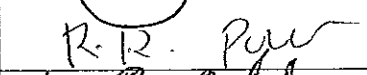
Signature

Print Name	Address	Signature
Robert Perdue	12079 Woodhollow Ln	Robert Perdue
Mary Ann Perdue	12079 Woodhollow Ln	Mary Ann Perdue
Stanley	12031 Woodhollow Ln	Stanley
Cheryl Bell	12032 Woodhollow	Cheryl Bell
Brian Wilson	12006 Woodhollow Ln	Brian Wilson
Dongwon Shin	12078 Woodhollow Ln	Dongwon Shin
Gloria Purjet	12036 Woodhollow Lane	Gloria Purjet
Hisa Collins	12016 Woodhollow Lane	Hisa Collins
Douglas Davino	12048 Woodhollow Ln	Douglas Davino
Judy Nosberg	12012 Woodhollow	Judy Nosberg
Edna VanBalkenburgh	12059 Woodhollow Lane	Edna VanBalkenburgh
Phyllis Caspato	12122 Woodhollow Ln	Phyllis Caspato
KIRBY PURJET	12036 WOODHOLLOW LAKE	Kirby Purjet
Melinda J Bentley	12070 Woodhollow Ln.	Melinda J Bentley
ROBERT J. BENTLEY	12070 Woodhollow Ln	Robert J Bentley
Elizabeth Segal	12118 Woodhollow Ln	Elizabeth Segal
David A. Sejal	12118 Woodhollow Lane	David A. Sejal
Darlene Armijo	12060 Woodhollow Lane	Darlene Armijo

Print Name

Address

Signature

Print Name	Address	Signature
Phil Neumiller	12040 Woodhollow	
Marcia Neumiller	12040 Woodhollow	
JEFF Finley	12027 Woodhollow	
SAM PATEL	12044	
Stephanie Perdue	12100 Woodhollow	
Julie Reus	12076 WOODHOLLOW LN	
Jim LANG	12056 WOODHOLLOW LN	
Annette Antonucci	12066 Woodhollow	
Dario Antonucci	12066 Woodhollow Ln.	
M. A. Darrin	12048 WOODHOLLOW	
Jaime Lang	12056 Woodhollow	
Betty E. Hicks	12069 Woodhollow Ln.	
H. James Hick	12069 Woodhollow Ln.	
Ramila R Patel	12083 wood hollow ln	
Ken Patel	12083 WOODHOLLOW LN	